

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 10TH SEPTEMBER 2026**

PRESENT –

Councillor M. Atkinson (Chair)

Councillors

*D. Cockburn-Price
S. Cockburn-Price
N. McCollum
R. O'Connor
A. Sutcliffe
M. Waddington
A. Whitehead*

Co-optees

*A. Bell (Colne Town Council)
K. Salter (Foulridge Parish Council)*

Officers in attendance

<i>Neil Watson</i>	<i>Assistant Director, Planning, Building Control and Regulatory Services</i>
<i>Lynne Rowland</i>	<i>Committee Administrator</i>

(Apologies for absence were received from Councillor D. Lord and S. Smith (Colne BID).)

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The following persons attended the meeting and spoke on the items indicated -

<i>Dec Rosier</i>	<i>26/0340/HHO Full: Erection of a three-storey</i>	<i>Minute No.89(a)</i>
<i>Lucy Garnett</i>	<i>rear extension, two storey side extension and</i>	
	<i>replacement dormer windows at High Lea, Hill</i>	
	<i>Top, Foulridge.</i>	

<i>David Hargreaves</i>	<i>Legacy Fund</i>	<i>Minute No.92</i>
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84. DECLARATION OF INTERESTS

Members were reminded of the legal requirements concerning the declaration of interests.

Members' attention was also drawn to the requirements of the Council's Code of Conduct relating to the disclosure of Other Registrable Interests and Non-Registrable Interests.

The following persons declared a pecuniary interest in the item indicated for the reason stated –

<i>Councillor D. Cockburn-Price</i>	<i>Legacy Fund –</i>	<i>Trustee of Colne</i>	<i>Minute No.92</i>
<i>Councillor S. Cockburn-Price</i>	<i>“Swim for Your Lives”</i>	<i>Youth Action Group,</i>	
	<i>project</i>	<i>who would be</i>	
		<i>involved with the</i>	
		<i>project.</i>	

Councillors D. Cockburn-Price and S. Cockburn-Price had each been granted a dispensation by the Council's Monitoring Officer to speak and vote on CYAG matters on the grounds that it was in the interests of persons living in the authority's area.

The following person declared a Non-Registrable Interest in the item indicated for the reason stated –

Councillor M. Waddington	26/0340/HHO Full: Erection of a three-storey rear extension, two storey side extension and replacement dormer windows at High Lea, Hill Top, Foulridge	Knows the applicant	Minute No.
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85. PUBLIC QUESTION TIME

There were no questions from members of the public.

86. MINUTES

RESOLVED

That the Minutes of the meeting held on 6th August 2026 be approved as a correct record and signed by the Chair.

87. PROGRESS REPORT

A progress report on action arising from the last meeting was submitted for information.

88. COMMUNITY SAFETY ISSUES AND POLICE MATTERS

Councillor A. Sutcliffe, the Chair of the Colne Community Safety Partnership (CSP) provided an update on community safety issues and police matters following his attendance at the earlier CSP meeting.

89. PLANNING APPLICATIONS

(a) Applications to be determined

The Assistant Director, Planning, Building Control and Regulatory Services submitted a report of the following planning applications to be determined -

26/0340/HHO Full: Erection of a three storey rear extension, two storey side extension and replacement dormer windows at High Lea, Hill Top, Foulridge for Mr Nathan Hugill

(Councillor M. Waddington declared a Non-Registrable Interest in this item. He withdrew from the meeting and did not speak or participate in any discussion or vote on the matter.)

(A site visit was carried out prior to the meeting.)

RESOLVED

That planning permission be **granted** subject to the following conditions –

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- ADM/23/13/04 Location Plan
- ADM/23/13/02C Proposed Site Layout
- ADM/23/13/01 Rev E Amended Design & Layout

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding any indication on the approved plans and application form, prior to any external works commencing, samples of all the external materials and finishes to be used on the elevations and roof shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter times be carried out in strict accordance with the approved materials.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area and character and appearance of the area.

4. The dormer windows on the northwest side elevation of the development hereby permitted shall at all times be fitted with obscure glazing to at least level 4 or above unless otherwise agreed in writing by the Local Planning Authority. Any replacement glazing shall be of an equal degree or above. The window shall be hung in such a way as to prevent the effect of the obscure glazing being negated by way of opening.

Reason: To ensure an adequate level of privacy to adjacent residential properties.

5. Prior to the first use of the development, a fixed opaque privacy screen shall be installed along the northwestern edge of the raised patio in accordance with approved Dwg. ADM/23/13/01 Rev E. The screen shall be a minimum of 1.8 metres in height measured from the finished floor level of the patio and shall thereafter be retained and maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an adequate level of privacy to adjacent residential properties.

Informatives

All construction work shall be carried out only within the hours of 8am – 6pm Monday – Friday, 9am – 1pm Saturday and no working Sundays and Bank holidays. Failure to work within these hours may result in a service of a notice under the Control of Pollution Act 1974, and potentially prosecution thereafter.

26/0443/HHO Full: Replacement and enlargement of the existing pitched roof, extension to the rear elevation, insertion of front and rear dormers with balconies at first

**floor level, and erection of detached domestic double garage at Greystones,
Skipton Old Road, Foulridge for Mr David Atkinson**

RESOLVED

That planning permission be **granted** subject to the following conditions –

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1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
ATK/01-DWG01; ATK/01-DWG02; ATK/01-DWG03; ATK/01-DWG04; ATK/01-DWG05

Reason: For the avoidance of doubt and in the interests of proper planning.

3. All the external materials to be used in the elevations and roof of the development hereby permitted shall be as stated on the application form and approved plans and there shall be no variation without the prior consent of the Local Planning Authority.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

4. Prior to the first use of the front balcony, privacy screens 1.8m above the floor level of the balcony shall be installed on both side elevations of the balcony, these shall either be extension of the approved wall material or obscure glazing to a minimum of Pilkington Level 4 (or an equivalent standard). The screens shall thereafter be retained for the lifetime of the development.

Reason: To safeguard residential amenity and prevent overlooking.

5. The first-floor glazing in the east elevation of the dwelling facing No. 9 Noyna Road shall at all times be fitted with obscured glazing to a minimum of Pilkington Level 4 (or an equivalent standard). The obscured glazing shall be provided to a minimum height of 1.8 metres above the internal finished floor level of the room in which the window is installed. Any opening parts of the window below this height shall be fixed shut or otherwise restricted so as to prevent the effect of obscure glazing being negated by way of opening.

Reason: To safeguard the privacy and residential amenity of the occupants of number 9 Noyna Road.

6. For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The road adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud from being carried onto the highway to the detriment of highway safety.

Informative Notes

1. Rainwater from the garage roof must drain wholly within the site and shall not be allowed to discharge onto the adjacent publicly maintained highway network. (Section 163 of the Highways Act 1980 - Prevention of water falling on or flowing on to the highway refers).
2. To minimise the impact on local residents, the following standard hours for noisy works should be adhered to:
 - Monday to Friday: 08:00 – 18:00
 - Saturday: 08:00 – 13:00
 - Sundays and Bank Holidays: No noisy works permitted.

26/0459/CND Approval of Details Reserved by Condition: Discharge Condition 4 (sample and colour of K-Render) of Planning Permission 23/0125/HHO at 38 Skipton Old Road, Colne for Mr Lewis Wilkinson

An update had been circulated prior to the meeting which reported receipt of amended details which altered the proposed colour of the render from Antique White to Portland Stone. Portland Stone represented a less prominent finish than that originally proposed and was more in keeping with the existing pebbledash-rendered properties along the street. The recommendation to discharge the condition remained the same.

RESOLVED

That Condition 4 (sample and colour of K-Render) of Planning Permission 23/0125/HHO be discharged subject to implementation.

REASON

The submitted details are acceptable and comply with the requirements of Condition 4.

(b) National Planning Policy Framework

The Assistant Director, Planning, Building Control and Regulatory Services submitted a report on the revised National Planning Policy Framework (NPPF), for information.

The revised NPPF materially changed the approach to determining planning applications, which included a stronger presumption in favour of development within settlements, revised treatment of development outside settlements and changes to enforcement considerations.

(c) Planning appeals

The Assistant Director, Planning, Building Control and Regulatory Services submitted a report on planning appeals.

90. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

The Head of Legal and Democratic Services submitted a report which gave the up-to-date position on prosecutions.

91. AREA COMMITTEE BUDGET 2026/27

The Head of Housing and Environmental Health reported that the current balance for the Committee's area committee budget for 2026/27 was £28,619.

A revised bidding form to be used for all future bids was submitted for information.

Reference was made to previous decisions of this Committee by which funding had been allocated for the painting of bollards, railings, floral display supports etc. As work of this nature was continually being identified in the area, the Committee was asked to consider creating a fund of £2,500 that could be accessed as and when required. Members were encouraged to report any problem areas identified.

RESOLVED

That £2,500 be allocated for the painting of bollards, railings, floral display supports etc. as required.

REASON

To continue with works to enhance the street scene and support pride in the area.

92. LEGACY FUND

(As trustees of Colne Youth Action Group (CYAG), Councillors D. Cockburn-Price and S. Cockburn-Price declared a pecuniary interest in this item in relation to the "Swim for Your Lives" application, as CYAG would be involved with the project. Each been granted a dispensation by the Council's Monitoring Officer to speak and vote on Colne Youth Action Group matters.)

The Head of Housing and Environmental Health reported that the current balance for the Committee's legacy fund was £25,000. This figure included 10 pots of £1,000 each for charities and Colne community groups, of which £9,000 was still to be committed.

The following new bids were submitted for consideration –

- Community Wellbeing and Counselling Legacy Project (Colne Citadel) - £1,000
- "Swim for Your Lives" (Colne Amateur Swimming Club) - £10,000
- Trawden Wildlife Skipton Road Woodland (Trawden Wildlife Group) - £1,000
- Solar Panel Installation (Peter Birtwistle Trust) - £1,000
- Planters (Colne Open Door) - £1,000
- Hartley Homes Clock Tower (Hartley Homes Trust) - £1,000

Further to being deferred at the last meeting, the Committee also reconsidered the following two bids –

- Foulridge Gates (St Michael and All Angels Church) - £1,000
- Street Piano – Colne Market Hall (Colne Blues Society) - £1,000

A revised bidding form to be used for all future bids was submitted for information.

RESOLVED

- (1) That the following applications be approved, to be funded from the pots of £1,000 set aside for charities and Colne community groups –
 - Community Wellbeing and Counselling Legacy Project (Colne Citadel) - £1,000
 - Trawden Wildlife Skipton Road Woodland (Trawden Wildlife Group) - £1,000
 - Solar Panel Installation (Peter Birtwistle Trust) - £1,000
 - Planters (Colne Open Door) - £1,000
 - Hartley Homes Clock Tower (Hartley Homes Trust) - £1,000
 - Foulridge Gates (St Michael and All Angels Church) - £1,000
- (2) That £10,000 be awarded to support the “Swim for Your Lives” project.
- (3) That consideration of the bid for the Street Piano – Colne Market Hall be deferred.

REASON

- (1) ***The allocations are in support of worthwhile projects and are an appropriate use of the legacy fund.***
- (2) ***Further information, clarification and costings are required in relation to the Street Piano, Colne Market Hall before any funding decision is made.***

93. COLNE TOWN CENTRE BUS SERVICE IMPROVEMENT PLAN SCHEME

An update on the Colne Town Centre Bus Service Improvement Plan Scheme had been circulated prior to the meeting. The Scheme was part of Lancashire County Council's Bus Service Improvement Plan which was utilising funding from the Government and supporting Pendle Council's wider regeneration ambitions.

94. COTTON TREE LANE, COLNE

The Committee was invited to discuss a recent Notice by Lancashire County Council which advised that a section of Cotton Tree Lane, Colne was to be closed to traffic until 30th September 2026 to allow emergency carriageway repair works to be carried out.

Members expressed disappointed in the poor communication around this matter.

There was concern that the road closure, along with the resulting diversion, would have a significant impact on the residents of Trawden.

It was noted that, since the initial communication, the details of the road closure had changed. The County Councillors for the area reported that the closure would now be in place for 2-3 days, which would then be followed by temporary traffic lights. Members were also advised that a minibus service was being provided.

95. OUTSTANDING ITEMS

The following item had been requested by the Committee. A report/update would be submitted to a future meeting.

(a) Greenfield Road, Colne

96. EXCLUSION OF THE PUBLIC AND PRESS

RESOLVED

That in pursuance of the power contained in Section 100(A)(4) of the Local Government Act, 1972 as amended, the public and press be excluded from the meeting during the next items of business when it was likely, in view of the nature of the proceedings or the business to be transacted that there would be disclosure of exempt information which was likely to reveal the identity of an individual.

97. LAND TO THE REAR OF RED LANE, COLNE

The Committee considered a report of the Director of Resources relating to land to the rear of Red Lane, Colne.

RECOMMENDATION

That the Executive be advised that this Committee endorses the overall recommendations detailed in the report.

REASON

The action proposed in the recommendations is deemed the most appropriate.

98. OUTSTANDING ENFORCEMENTS

The Assistant Director, Planning, Building Control and Regulatory Services submitted, for information, a report which gave the up-to-date position on outstanding enforcement cases.

A discussion was held and updates requested on a number of cases on the list.

99. PROBLEM SITES

The Assistant Director, Planning, Building Control and Regulatory Services submitted a report on problem sites in the Colne and District area.

100. NUISANCE VEHICLES

The Head of Policy and Commissioning submitted a report, for information, on nuisance vehicles in Colne and District.

A request was made for a further vehicle to be added to the list.

CHAIR _____