

Agenda



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Cabinet Committee (Street Naming)

Wednesday, 21st May, 2025 at 1.00 pm,
Scaitcliffe House, Ormerod Street, Accrington

Membership

Chair: Councillor
Vice-Chair: Councillor

Councillors Scott Brerton, Stewart Eaves and Ethan Rawcliffe

A G E N D A

1 Appointment of Chair

2 Minutes of the Last Meeting *(Pages 3 - 4)*

The Minutes of the meeting of the Cabinet Street Naming Committee held on the 11th of July 2024 were submitted for approval as a correct record.

Recommended – That the Minutes be received and approved as a correct record.

3 Street Naming Proposal - Chancel Gardens, Mount St. James, Knuzden *(Pages 5 - 10)*

The attached report seeks approval for the naming of the following streets for a new build residential development located off Mount St. James, Knuzden, Oswaldtwistle.

- Poplar Drive



- Willowbank Close
- Fernwood Close
- Brackenridge Close
- Foxglove Close
- Maplebrook Close
- Hazelcroft Close

Recommended - That street names are approved as the seven street name suggestions listed above.

CABINET COMMITTEE (STREET NAMING)

Thursday, 11th July, 2024

Present: Councillor Noordad Aziz (in the Chair),
Councillors Scott Brerton and Melissa Fisher

Apologies Marlene Haworth

54 Apologies for Absence, Substitutions, Declarations of Interest and Dispensations

Apologies were noted from Councillor Marlene Haworth.

55 Minutes of the Last Meeting

The Minutes of the Cabinet Committee (Street Naming) meeting on the 7th March 2023 were submitted for approval as a correct record.

Resolved – That the Minutes be received and approved as a correct record.

56 Street Naming Proposal - Rhyddings Mill, Stonebridge Lane/Heys Lane, Oswaldtwistle

The Chief Planning and Transportation Officer submitted a report to seek approval for the naming of the following streets for a new-build residential development located off Stonebridge Lane/Heys Lane, Oswaldtwistle for 37 dwellings.

The street names proposed were Dexter Close and Quilter Close.

The street names relate to the occupation of a female Dyer (Dexter) of the former mill factory on the site which then became a textile factory in the late 1970's and also the occupation of someone who operated machinery that wound yarn onto spools (Quilter).

Councillor Aziz requested any future street names to include some of the wards history within their names subject to them adhering to the Policy.

Resolved – That the street names Dexter Close and Quilter Close was agreed.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed

REPORT TO:		Street Naming Committee	
DATE:		21/05/2025	
PORTFOLIO:		Councillor Noordad Aziz - Deputy Leader of the Council (Transformation, Education and Skills)	
REPORT AUTHOR:		David Turner, Principal Engineer	
TITLE OF REPORT:		Street Naming Proposal - Chancel Gardens, Mount St. James, Knuzden	
EXEMPT REPORT (Local Government Act 1972, Schedule 12A)	No	Not applicable	
KEY DECISION:	No	If yes, date of publication:	

1. Purpose of Report

1.1 To seek approval for the naming of the following Streets for a new-build residential development located off Mount St. James, Knuzden, Oswaldtwistle.

- Poplar Drive
- Willowbank Close
- Fernwood Close
- Brackenridge Close
- Foxglove Close
- Maplebrook Close
- Hazeltcroft Close

2. Recommendations

2.1 That street names are approved as the seven street name suggestions listed above.

3. Reasons for Recommendations and Background

- 3.1 An application for street names and postal numbers for new properties has been received by the Council's Planning and Transportation Department (see Appendix 1). The application relates to a residential development comprising of 89 dwellings on the development site located at the South of Mount St James, Knuzden, Oswaldtwistle. A copy of the site plan is attached as Appendix 2. The developer Sedden Homes Ltd has been granted Planning Permission in respect of Application 11/23/0207. A copy of the decision notice dated 26 June 2024 is attached at Appendix 3. Names incorporating trees species have been suggested, which is in-keeping with the Council's Street Naming and Numbering Policy, a summary of which is provided at Paragraph 7 below.

4. Alternative Options considered and Reasons for Rejection

- 4.1 None

5. Consultations

- 5.1 The developer Seddon Homes was consulted on the suggested street names.
- 5.2 The developer Seddon Homes responded that they were happy to proceed with the suggested street names.
- 5.3 The emergency services and Royal Mail were consulted on the suggested street names.
- 5.4 No responses have been received from Fire, Police, NW Ambulance or Royal Mail.
- 5.5 Councillors Zak Khan and Tina Walker, as ward members where the development is located, were consulted on the street name suggestions.
- 5.6 No response was received from Councillor Walker. Councillor Khan responded that he was happy to proceed with the street names suggested but, stated that he campaigned against the development.
- 5.7 The Council's Street Naming and Numbering Officer advises that the street name suggestions are checked in conjunction with the Council's Street Naming and Numbering Policy document and may only provide advice. The main considerations given as advice from the Street Naming and Numbering Officer are to clearly name and number new properties with a unique address that is different and is not already duplicated within the Hyndburn borough and neighbouring localities, so as to avoid problems with emergency services and delivery services being able to locate premises efficiently. In a critical situation, a unique, unambiguous address will be essential so that the emergency services are able to mobilise an emergency vehicle to that location quickly.

6. Implications

Financial implications (including any future financial commitments for the Council)	None
Legal and human rights implications	None
Assessment of risk	None
Equality and diversity implications <i>A Customer First Analysis should be completed in relation to policy decisions and should be attached as an appendix to the report.</i>	None

7. Local Government (Access to Information) Act 1985: List of Background Papers

- 7.1 The Council's Street Naming and Numbering Policy sets out the following criteria for the naming of streets:

General Naming Convention

- No street name should start with "The";
- Street names cannot be duplicated within District;
- Street names should not be difficult to pronounce or awkward to spell;
- Names of living persons will not be allowed;
- The street names should, where possible, reflect the history or geography of the site or area;
- Street names that could be construed as advertising will not be allowed;
- Street names that could be considered offensive will not be allowed;
- Subsidiary names (i.e. a row of buildings within an already named road being called Terrace) should not be used;

All pedestrian ways should have the following suffixes:

- Walk
- Path
- Way

Suffix Applicable Road Type

Avenue	Any road
Chase	Cul-de-sac

Close	Cul-de-sac
Court	Cul-de-sac
Crescent	Crescent shaped road
Drive	Residential road
Gardens	Any road, provided there is no confusion with any local open space
Green	A courtyard, provided there is no confusion with any local open space
Grove	Small road or cul-de-sac
Hill	For hill roads only
Lane	Any road

8. **Freedom of Information**

8.1 The report does not contain exempt information under the Local Government Act 1972, Schedule 12A and all information can be disclosed under the Freedom of Information Act 2000.

Mount St James, Knuzden

ACCOMODATION SCHEDULE

	Ref	House Type	Beds	Sq. Ft	FMV	Affordable	Total Beds	Total SqFt
Ast	Astbury	Semi	3	893	14		42	12502
Bo	Bowland	Semi	3	910	10		30	9100
Wyn	Wynbury SA SPE	Sei/Detached	3	948	4		12	3792
Che	Chefford	Detached	3	1032	5		15	5160
Den	Denholme	Detached	3	1059	11		33	11649
Bre	Brearley	Detached	4	1353	11		44	14883
Car	Carron	Detached	4	1283	9		36	11547
Mea	Mealey	Detached	4	1182	1		4	1182
She	Shelley	Semi	3	799	6		18	4794
	Total				71			
She	Shelley	Semi/Mews	3	799		2	6	1598
Mal	Malpas M4(2) NDSS	Semi/Mews	2	757		5	10	3785
Bri	Brierfield M4(2)	Semi/Mews	2	691		11	22	7601
	Total					18		
	Grandtotal				89	18	272	87593



Key

1.2m Post and rail fence

1.8m Wall with timber infill panels

1.8m Timber fence

2.1m Acoustic fence

2.5m Acoustic fence

2.6m Acoustic fence

Retaining wall to engineers details

Traditional stone wall 1.2M (new and/or retained)

Traditional stone wall 1.2M with 0.6m high fence (1.8m total)

Hedge planting please refer to separate landscaping plan for further details

Existing wall to be demolished

Access Road / Footway

Private Footpath/Patio - Paving Slabs

Private Driveway/Parking

Private Shared Drive

Ramp

Existing neighboring buildings

Topographical survey line (brown lines) measured where possible

Ordnance survey line (black lines)

Retained vegetation/hedges/groups of trees

Existing tree/hedge recommended for removal

Existing tree/hedge to be removed

Bin storage area

Bin collection point

Denotes approximate location of existing culvert easement

Denotes approximate location of existing sewer & easement (3m either side)

Pot parking space location

Revisions

Woodcroft design

urban design | masterplanning | architecture

Client

Seddon Homes

Project

Mount St James, Knuzden

Drawing Title

Site Layout - General Arrangements

Drawing No.

Revision

Date

Scale

Drawn

Sheet Size

21-69-P01

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March 2023

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