

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD AT HOLMFIELD HOUSE
ON 30TH MARCH, 2017**

PRESENT

L. M. Crossley – Chairman (in the Chair)

Councillors

*N. McEvoy
B. Newman
J. K. Starkie
K. Turner
C. Wakeford
Also present*

Co-optees

*Mr C. Burt – Goldshaw Booth Parish Council
Mr N. Hodgson – Blacko Parish Council
Mr R. Oliver – Barrowford Parish Council
Mr A. Walker – Roughlee Booth Parish Council*

*D. Whalley
Officers in attendance*

*V. Green
K. Hughes
J. Eccles*

*Financial Services Manager
Principal Planning Officer
Committee Administrator*



The following people attended the meeting and spoke on the following item:-

<i>Simon Askew Alan Kinder</i>	<i>16/0820/OUT Outline: Major: Erection of 25 dwelling houses; Full: Demolition of 372 Gisburn Road and creation of access (Access and Layout only) at Land to the east of 372 Gisburn Road, Blacko</i>	<i>Minute No. 115</i>
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111. DECLARATION OF INTERESTS

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

112. PUBLIC QUESTION TIME

There were no questions from members of the public.

113. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 9th March, 2017, be approved as a correct record and signed by the Chairman.

114.

POLICE ISSUES

There was no Police representative at the meeting. The crime statistics for Barrowford and Western Parishes for March 2017 compared to the same period in 2016 were circulated and noted. Crimes were broken down as follows –

	2016	2017
Burglary in a dwelling	1	1
Burglary other than a dwelling	2	5
Vehicle Crime	4	4
Hate crime	0	1
Assaults	3	4
Criminal Damage	6	5
ALL CRIME	16	20
Anti-Social Behaviour	16	11

115.

PLANNING APPLICATIONS

(a) Planning Applications

The Planning, Building Control and Licensing Services Manager submitted a report on the following planning applications to be determined:-

16/0820/OUT Outline: Major: Erection of 25 dwelling houses; Full: Demolition of 372 Gisburn Road and creation of access (Access and Layout only) at Land to the east of 372 Gisburn Road, Blacko for Mr Calvert and Mr Wilds

The Planning, Building Control and Licensing Services Manager submitted an update reporting receipt of amended plans reducing the number of units from 25 to 24 and seeking to address concerns relating to public open space, layout and parking provision. Additional information had also been received relating to the highway and flood risk concerns and this had been submitted to the relevant statutory consultees. It was recommended to delegate refusal on highway grounds and layout and, subject to comments from LLFA regarding inadequate provision for potential flood risk.

RESOLVED

(1) That the Planning, Building Control and Licensing Services Manager be **delegated authority to refuse** planning permission for the following reasons -

1. The proposal would fail to provide a safe and suitable access to the site;
2. The proposed development would result in an unsatisfactory layout due to the small rear gardens of plots 21-24 and the limited provision and siting of the on-site open space located to the north east of the site; and

subject to comments from LLFA, a further reason regarding inadequate provision for potential flood risk.

(2) That the Planning, Building Control and Licensing Services Manager be asked to provide for all Councillors clarification regarding policy guidance on the term “local need”.

17/0044/FUL Full: Retention of caravan to be used for welfare facilities in association with dog exercising track at Land adjacent Locks 46 and 47 Leeds and Liverpool Canal, Colne Road, Barrowford for Mr Lee Duerden

RESOLVED

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

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 17/005/1

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

2. The caravan shall be used solely as a welfare facility in connection with the use of the site as a dog sled exercise track. It shall not be used for any other purpose including overnight residential accommodation and if the dog sled exercise track ceases the caravan shall be removed from the land within one month of the cessation of the use.

Reason: For the avoidance of doubt and to ensure that the caravan is removed if it is no longer necessary.

REASON

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development is acceptable in terms of policy, visual amenity, residential amenity and highway safety. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

17/0050/ADV Advert Consent: Display one 7.5m x 0.725m illuminated fascia sign, one 0.65m x 1.5m illuminated projecting sign and one 1.1m x 0.75m illuminated door sign at 79/81 Gisburn Road, Barrowford for Miss J. Pilling

The Planning, Building Control and Licensing Services Manager submitted an update at the meeting saying that amended plans had been received, reducing the size of the fascia sign to 6m x 0.6m which was acceptable. The recommendation remained to approve the consent for fascia and door sign and refuse projecting first floor sign.

RESOLVED

- (1) That planning permission for signs A and C 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:

01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 & 12.

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

3. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the land entitled to grant permission.

Reason: Condition imposed by the Regulations.

4. No advertisement shall be sited or displayed so as to –

a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: Condition imposed by the Regulations.

5. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: Condition imposed by the Regulations.

6. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: Condition imposed by the Regulations.

7. Where an advertisement is required under these Regulations to be removed, the site shall be left in condition that does not endanger the public or impair visual amenity.

Reason: Condition imposed by the Regulations.

8. The surface brightness of the advertisement shall not exceed 500 candelas/sq. metre and shall not include any intermittent light source, moving features or reflective material.

Reason: Condition imposed by the Regulations.

REASON

The proposed signage A and C are acceptable and would not impact on amenity or highway safety.

- (2) That planning permission for sign B be **refused** for the following reason –
1. Proposed sign B would, by virtue of its size and position, adversely affect the amenity of the conservation area. The proposed sign would fail to accord with saved policy 13 of the Replacement Pendle Local Plan and the Conservation Area Design and Development Supplementary Planning Document.

(b) Planning Appeals

The Planning, Building Control and Licensing Services Manager reported that at 22nd March there was one new appeal as follows -

16/0606/HHO

17/0002/AP/REFUSE *Appeal against refusal of erection of a first floor extension to the north elevation at Higher Laithe Farm, Barley Lane, Barley for Mr and Mrs Clemson*

116. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

The Head of Legal submitted a report on outstanding enforcement cases in Barrowford and Western Parishes for information. It was reported that the building at Douglas Hall Farm had been demolished.

117. CAPITAL PROGRAMME 2016/17 & 2017/18

The Neighbourhood Services Manager submitted a report advising Members on the Committee's 2016/17 and 2017/18 capital budgets. Members considered a late bid from Cllr C. Wakeford seeking £1,767 from the 2016/17 Capital Programme for a Speed Indicator Device for Higherford and Pendleside Villages, and discussed the possible inclusion of Barrowford in the scheme for use at a number of locations.

RESOLVED

- (1) That the remaining £1,767 in the 2016/17 Capital Programme be allocated to go towards the purchase and installation of a Speed Indicator Device for Higherford, Barrowford and Pendleside Villages.
- (2) That an update be brought to a future meeting on the Section 106 Agreement for cycle link improvements with a plan of the proposed route.

REASON

To enable the Committee's Capital Programme to be allocated effectively and efficiently.

118. UPDATE ON M65/JUNCTION 13 WORKS

An update from County Council was reported at the meeting. The surfacing works and the commissioning of the signals would need to be delayed due to procurement and tendering issues for this final phase of the works. The road would now be closed overnight from the 26th of April for a 4 week period; the main surfacing works would only take 2 weeks to complete but there was some setting out, site preparation and essential follow-on works that could not be completed with the road open to traffic.

119. ENVIRONMENTAL BLIGHT

The Neighbourhood Services Manager submitted a report on environmental blight sites in Barrowford and Western Parishes, which was noted.

CHAIRMAN _____