

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD AT HOLMEFIELD HOUSE, BARROWFORD
ON 5TH NOVEMBER, 2015**

PRESENT

Councillor L. M. Crossley – Chairman (In the Chair)

Councillors

*N. McEvoy
J. K. Starkie
C. Wakeford*

Co-optees

*Mrs J. Commons – Old Laund Parish Council
Mrs K. Wilkinson – Goldshaw Booth Parish Council
Mr R. Oliver – Barrowford Parish Council
Mr M. Tetley – Higham Parish Council
Mr N. Hodgson – Blacko Parish Council*

Officers in attendance

*V. Green
K. Hughes
J. Eccles*

*Financial Services Manager
Principal Planning Officer
Committee Administrator*

(Apologies were received from D. Heap and Councillors B. Newman and C. Jowett.)



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

<i>Jim Duckworth J. Alexander Iain Lord</i>	<i>13/15/0422P - Reserved matters: Erection of 9 dwelling houses (appearance, landscaping, scale, layout and access) at Field (part) adjacent Clough Springs, Barrowford</i>	<i>Minute No. 70(a)</i>
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<i>Sean Juriansz</i>	<i>13/15/0440P- Full: Erection of single storey extension to the side and rear (11 additional bedrooms) and formation of new access and parking at 54 Carr Hall Road, Barrowford</i>	<i>Minute No. 70(a)</i>
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66. DECLARATION OF INTERESTS

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

67. PUBLIC QUESTION TIME

There were no questions from members of the public.

68. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 8th October, 2015 be approved as a correct record and signed by the Chairman.

69.

POLICE ISSUES

Crime figures for Barrowford and Western Parishes had been circulated prior to the meeting for October, with figures for the same month last year and the previous month, for comparison.

RESOLVED

That the Police be thanked for the crime figures and asked if at future meetings they could be broken down further by area.

70.

PLANNING APPLICATIONS

(a) Planning Applications

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

13/15/0422P Reserved matters: Erection of 9 dwelling houses (appearance, landscaping, scale, layout and access) at Field (part) adjacent Clough Springs, Barrowford for Mr J. Alexander

The Planning, Building Control and Licensing Services Manager submitted an update at the meeting reporting receipt of amended plans. There were also further comments from statutory consultees. The recommendation remained to approve the application, subject to updated conditions to account for the receipt of additional/amended plans.

RESOLVED

That planning permission be **refused** for the following reason –

1. The proposal would be contrary to Policies 13 and 20 and paragraph 64 of the NPPF in terms of its design and layout and would result in a scheme which would not be of a high quality in this area due to its inappropriate height and design.

13/15/0440P Full: Erection of single storey extension to the side and rear (11 additional bedrooms) and formation of new access and parking at 54 Carr Hall Road, Barrowford for Mr J. Fershaw

RESOLVED

That subject to there being no further comments by the time of the expiry date that the Planning, Building Control and Licensing Services Manager be **delegated to grant** planning permission 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: CH1 - 002, CH1 - 003, CH1 - 008, CH1 - 009, CH1 - 010 Rev A, CH1 - 011 Rev A, CH1 - 014.

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

3. Within two weeks of the commencement of development samples of the materials to be used in the construction of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with the approved details.

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

4. Unless approved in writing by the Local Planning Authority no ground clearance, demolition, changes of level or development or development-related work shall commence until protective fencing, in full accordance with BS 5837 : 2012 has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land, and no work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with this condition. Within the areas so fenced, the existing ground level shall be neither raised nor lowered. Roots with a diameter of more than 25 millimetres shall be left unsevered. There shall be no construction work, development or development-related activity of any description, including the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.

All works involving excavation of soil, including foundations and the laying of services, within the recommended distance calculated under the BS 5837 (2012) of the trees to be retained on the site, shall be dug by hand and in accordance with a scheme of works which has been submitted to and approved by the Local Planning Authority, prior to the commencement of works.

Reason: To prevent trees or hedgerows on site from being damaged during building works.

5. All new hard surfaces (including the new access drive, temporary link road, the parking areas, and the surface to and around the extension) shall be constructed to a no-dig three dimensional geogrid specification to BS 5837 (2012) and to include a porous surface. The scheme of works including materials, shall have been submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development. The details shall be carried out in full accordance with the approved works.

Reason: To prevent trees from being damaged during building works.

6. All works involving excavation of soil and the laying of services, within the recommended

distance calculated under the BS 5837 (2012) of the trees to be retained on the site, shall be dug by hand and in accordance with a scheme of works which shall have been submitted to and approved by the Local Planning Authority, prior to the commencement of works. The details shall be carried out in full accordance with the approved details.

Reason: To prevent trees from being damaged during building works.

7. Before the new access is used for vehicular purposes, 45° visibility splays shall be provided between the highway boundary and points on either side of the drive measured 3m back from the nearside edge of the footway in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The visibility splays shall thereafter at all times be maintained free of obstructions, structures or vegetation of over 1m in height.

Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility of pedestrians.

8. Unless otherwise agreed in writing by the Local Planning Authority, bedroom No.29 shall not be occupied unless and until the area of collapsed wall on the adjacent northern boundary has been rebuilt or replaced with a wall or fence matching the height of the wall on either side of the collapsed section.

Reason: In order to preserve the privacy of the adjacent property.

9. The windows in the side (east) elevation of the side extension and front (south) elevation of the lounge of the side extension hereby permitted shall, up to a minimum height of 1.7m above floor level, at all times be glazed only with obscure glass of a type and degree of obscurity to be first agreed in writing by the Local Planning Authority prior to its installation. Any replacement glazing shall be of an equal degree of obscurity to that which was first approved. The windows shall be hung in such a way so as to prevent the effect of obscure glazing being negated by way of opening.

Reason: To protect the privacy of the occupants of the adjacent dwelling.

10. Prior to the commencement of development the applicant shall have submitted to and have agreed in writing by the Local Planning Authority a method statement which sets out in detail the method, standards and timing for the investigation and subsequent remediation of any contamination which may be present on site. The method statement shall detail how:-

a) An investigation and assessment to identify the types, nature and extent of land contamination affecting the application site together with the risks to receptors and potential for migration within and beyond the site will be carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and assessments which shall comply with BS 10175:2001) will be carried out and the method of reporting this to the Local Planning Authority; and

b) A comprehensive remediation scheme which shall include an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination) will be submitted to and approved in writing by the Local Planning Authority.

All agreed remediation measures shall thereafter be carried out in accordance with the approved implementation timetable under the supervision of a geotechnical professional and shall be completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority.

In addition, prior to commencing construction of any building, the developer shall first submit to and obtain written approval from the Local Planning Authority a report to confirm that all the agreed remediation measures have been carried out fully in accordance with the agreed details, providing results of the verification programme of post-remediation sampling and monitoring and including future monitoring proposals for the site.

Advisory Notes:

(i) Where land identified as having the potential to be contaminated is undergoing redevelopment, a copy of the leaflet entitled 'Information for Developers on the investigation and remediation of potentially contaminated sites' will be available to applicants/developers from the Council's Contaminated Land Officer. The leaflet will be sent to the developer by request.

(ii) Three copies of all contaminated land reports should be sent to the Local Planning Authority.

(iii) This condition is required to be fully complied with before development is commenced. Failure to comply with the condition prior to commencement of work may result in legal action being taken.

Reason: In order to protect the health of the occupants of the new development and/or in order to prevent contamination of the controlled waters.

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, design, amenity, highway safety, impact on trees and Conservation Area impact. 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.

(b) Planning Appeals

The Planning, Building Control and Licensing Services Manager reported that at 21st October 2015 there was one new appeal and one outstanding planning appeal as follows –

New

13/15/0255P Appeal against refusal of planning permission for the erection of a single storey extension and dormer to rear and roof lights to front at 22 Carr Hall Road, Barrowford, BB9 6BX

Outstanding

13/14/0539P Appeal against refusal of planning permission for the erection of two detached dwellings with access off Wheatley Lane Road (Re-submission) at Pasture Adjacent 12 Wheatley Lane Road, Barrowford

71. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

The Democratic and Legal Manager reported that there were no outstanding enforcement cases in Barrowford and the Western Parishes.

72. CAPITAL PROGRAMME 2015/16

The Neighbourhood Services Manager submitted a report about the Committee's 2015/16 Capital Programme. Members reconsidered the bid from Neighbourhood Services seeking £980 for a top-up to the Street Nameplate Budget. Costings for the repair of the Thorneyholme Square sign in Roughlee had also been circulated, as requested at the last meeting.

RESOLVED

That the Neighbourhood Services Manager be asked to submit individual requests for funding from the Committee's Capital Programme for the maintenance or replacement of street nameplates, as the need arises.

REASON

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

73. ENVIRONMENTAL CRIME

The Environmental Services Manager submitted a report about environmental crime in Barrowford and the Western Parishes for the period 1st July to 30th September 2015 which was noted.

RESOLVED

That the Environmental Services Manager be asked to repair the dog bin on Carr Hall Road, Barrowford.

REASON

To improve local amenity.

74. PARKS, RECREATION AND GREEN SPACES UPDATE

The Neighbourhood Services Manager submitted a report for information with an update on parks, recreation and green spaces work and upcoming plans/developments for Barrowford,

which was noted.

75. PROBLEM BUILDINGS

The Planning, Building Control and Licensing Services Manager submitted a report about problem buildings in Barrowford that was noted.

**76. OBJECTIONS TO TREE PRESERVATION ORDER NO.4, 2015,
HALSTEAD LANE, BARROWFORD**

The Planning, Building Control and Licensing Services Manager submitted a report about objections to the making of Tree Preservation Order No.4, 2015.

RESOLVED

That having considered the objections, Tree Preservation Order No. 4, 2015, Halstead Lane, Barrowford be confirmed without modification.

REASON

In order to protect a tree which meets the criteria for protection by a TPO.

CHAIRMAN _____