

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD AT NELSON TOWN HALL
ON 7TH JANUARY, 2016**

PRESENT

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

Councillors

*C. Jowett
B. Newman
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 J. Connor – Barley with Wheatley Booth Parish Council
Mr N. Hodgson – Blacko Parish Council*

Officers in attendance

*V. Green
N. Watson
K. Hughes
J. Eccles*

*Financial Services Manager
Planning, Building Control and Licensing Services Manager
Principal Planning Officer
Committee Administrator*

(Apologies were received from Councillor N. McEvoy and M. Schofield.)



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

<i>Kenneth Turner</i>	<i>13/15/0327P Outline: Major: Residential</i>	<i>Minute No. 81(a)</i>
<i>Gavin Murray</i>	<i>development of up to 500 no. dwellinghouses with</i>	
<i>Janet Thomas</i>	<i>associated infrastructure, open space and</i>	
<i>Sue Nike</i>	<i>landscaping (access only off Barrowford Road) at</i>	
<i>Mr Bolton</i>	<i>Land at Trough Laithe, Barrowford for Peel</i>	
<i>John Endersby</i>	<i>Investments (North) Ltd</i>	
<i>June Rosser</i>		
<i>Andrew Bickerdike</i>		

77. DECLARATION OF INTERESTS

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

78. PUBLIC QUESTION TIME

There were no questions from members of the public.

79. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 5th November, 2015 be approved as a correct record and signed by the Chairman.

80.

POLICE ISSUES

The Police had submitted crime figures for Barrowford and Western Parishes for November 2015 compared to the same period in 2014. Crime statistics for December (up to 23rd) had also been provided breaking down the geographical areas further, as requested.

81.

PLANNING APPLICATIONS

(a) Planning Applications

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

13/15/0327P Outline: Major: Residential development of up to 500 no. dwellinghouses with associated infrastructure, open space and landscaping (access only off Barrowford Road) at Land at Trough Laithe, Barrowford for Peel Investments (North) Ltd

The Planning, Building Control and Licensing Services Manager submitted an update at the meeting reporting receipt of five further comments objecting to the proposal. There was also an update from Lancashire County Council clarifying that a contribution of £1,330,824 was requested to provide 109 primary school places, and that the applicant had agreed to this.

(Before the vote was taken the Planning, Building Control and Licensing Services Manager advised that should the application be refused this would represent a significant risk of costs to the Council. The matter would be referred to the Democratic and Legal Manager and subject to his agreement the decision would stand referred to the Development Management Committee.)

RECOMMENDATION

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

Flooding
Highways impact
Loss of open space
Impact on Lomeshaye Industrial Estate
Impact on Heritage Assets
Visual impact & urbanisation of rural area

13/15/0440P Full: Major: Change of use of units A, B, C and D to B2 (General industrial) 2288 sq.m and external alterations (including formation of first floor 920 sq.m and vehicle repair garage 448 sq.m.); ancillary storage space B8 use class (526 sq.m). and erection of boundary wall with railings (total height of 1.8m) to the north and east boundaries at 37 Churchill Way, Nelson for Mr J Fershaw

The Planning, Building Control and Licensing Services Manager submitted an update at the meeting reporting receipt of an amended plan and pointing out that condition 2 would need to be

amended to take account of this change.

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:

2015/22/4, 2015/23/1, 2015/23/2, 2015/23/3, 2015/23/5, 2015/23/6 Rev A, 2015/23/7, 2015/23/8 & 2015/23/9.

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

3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission 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. A scheme for the provision and implementation of a surface-water regulation system shall be submitted to and approved in writing by the Local Planning Authority within 2 weeks of the commencement of development. The scheme shall be completed in accordance with the approved plans before the development is occupied.

Reason: To control surface water run-off.

5. All the surface-water drainage from car parking and hard-standing areas including the vehicle washer areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site and the means of discharge from the site.

Reason: In order to prevent pollution.

6. The proposed development shall not be brought into use unless and until the car park shown on the approved plan has been constructed, surfaced, sealed, drained and marked out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The parking spaces and turning areas shall thereafter always remain unobstructed and available for parking and turning purposes.

Reason: In the interest of amenity.

7. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before construction works begin into use and maintained thereafter.

Reason: Vehicles reversing to and from the highway are a hazard to other road users.

8. Prior to the commencement of development, a scheme for the construction of the off-site works of highway improvement shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, no part of the development (or phase) hereby approved shall be occupied until the approved scheme has been constructed and completed in accordance with the details agreed.

Reason: To satisfy the Local Planning Authority that details of the highway scheme/works are acceptable before work commences.

Note:

The Highway Development Control Section recommends the following notes as part of the formal planning decision:

The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer. The applicant is advised that the widened site access will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Environment Directorate before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for "278 agreement". It is assumed that Lancashire County Councils Highways Maintenance will be consulted regarding the approval of street works details. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

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. Subject to appropriate conditions the development 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 there was one outstanding planning appeal as follows –

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

The following appeal had been dismissed –

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

82. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

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

RESOLVED

That the Planning, Building Control and Licensing Services Manager be asked to look into the installation of shutters and an air conditioning unit at the side of the shop at 51-53 Gisburn Road and to report back to a future meeting.

83. CAPITAL PROGRAMME 2015/16

The Neighbourhood Services Manager submitted a report about the Committee's 2015/16 Capital Programme.

RESOLVED

That the Neighbourhood Services Manager be asked to provide an update on the Haddings Lane footpath improvement scheme and the Lower Clough Fold surfacing improvements to the next meeting.

REASON

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

84. REVENUE BUDGET 2016/17

The Financial Services Manager submitted a report asking the Committee to consider its base budget for 2016/17, identify any options for budget reductions and pass any comments on to the Executive. The report was noted.

85. ENVIRONMENTAL BLIGHT

The Neighbourhood Services Manager submitted a report about environmental blight in Barrowford and the Western Parishes.

RESOLVED

That the Neighbourhood Services Manager be asked to remove the Garnett Street site from the environmental blight list.

REASON

The Garnett Street site was being dealt with by Planning.

86.

PROBLEM BUILDINGS

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

87.

VACANT HOUSES

The Housing, Health and Economic Development Services Manager submitted a report about the management of vacant houses in Barrowford and the Western Parishes.

RESOLVED

That the Housing, Health and Economic Development Services Manager be asked to provide more detail on the vacant houses in Barrowford, by ward if possible.

REASON

For information.

88.

**BARROWFORD AND WESTERN PARISHES
COMMUNITY SAFETY AREA WORKING GROUP**

The minutes of meetings of the Barrowford and Western Parishes Community Safety Area Working Group held on 22nd September and 17th November 2015 were submitted for information.

CHAIRMAN _____