

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD AT HOLMEFIELD HOUSE
ON 10TH NOVEMBER, 2016**

PRESENT

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

Councillors

*B. Newman
J. K. Starkie
K. Turner
C. Wakeford*

Co-optees

*Mr C. Burt – Goldshaw Booth Parish Council
Mr R. Oliver – Barrowford Parish Council
Mr N. Hodgson – Blacko Parish Council
Mr M. Tetley – Higham with West Close Parish Council
Mr D. Oldham – Barley with Wheatley Booth Parish Council
Mrs J. Heaps – Old Laund Booth Parish Council
Mr A. Walker – Roughlee Booth Parish Council*

Officers in attendance

<i>V. Green</i>	<i>Financial Services Manager</i>
<i>K. Hughes</i>	<i>Principal Planning Officer</i>
<i>J. Eccles</i>	<i>Committee Administrator</i>

(Apologies were received from Councillor N. McEvoy.)



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

<i>Jim Duckworth</i>	<i>16/0592/CND – Approval of details reserved by Condition: Discharge Conditions 3 and 8 of Planning Permission 13/16/0071P at Land adjacent to Clough Springs, Barrowford</i>	<i>Minute No. 57(a)</i>
<i>John Jowitt</i>	<i>16/0621/FUL – Change of use from hairdressers (A1) to mixed use coffee shop/wine bar (A3/A4) and external alterations to the frontage including raised seating area at 79/81 Gisburn Road, Barrowford</i>	<i>Minute No. 57(a)</i>
<i>Mr Biggs Mr Simpson</i>	<i>Haddings Head, Higham</i>	<i>Minute No. 64</i>

53. DECLARATION OF INTERESTS

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

54. PUBLIC QUESTION TIME

Stephen Heaps from Fence asked about a recent planning application for car parking in a field next to the Scout Hut in Fence which was in the green belt. He understood that the applicant was the same person that was developing the Bay Horse across the road and building over the

existing car park on site. He said that residents had been led to believe that the Bay Horse development was for hotel rooms only and was concerned that the facility was now being advertised as having a function room.

The Chairman said that the Committee did not think that the plans for the development had included a function room on the premises but she would ask for a report to the next meeting on the original planning application; what had been granted by the Committee and the current situation.

Mr Heaps was also encouraged to submit any concerns he had about the car park planning application in writing to the Planning Department so that his views could be taken into account.

55. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 8th September, 2016, be approved as a correct record and signed by the Chairman.

56. POLICE ISSUES

Prior to the meeting crime statistics had been circulated for Barrowford and Western Parishes for October 2016 compared to the same period in October 2015. Crimes were broken down as follows –

	2015	2016
Burglary in a dwelling	1	1
Burglary other than a dwelling	4	3
Vehicle Crime	8	9
Hate crime	0	0
Assaults	4	2
Criminal Damage	3	2
ALL CRIME	30	27
Anti-Social Behaviour	9	13

Crimes had also been further split into the following areas - Barrowford, Higham, Blacko and Higherford and Old Laund Booth.

RESOLVED

- (1) That the Police be asked if crimes in Higham covered the Pendleside villages.
- (2) That the Police be asked if it was possible to have a more visible presence in the villages.

57. PLANNING APPLICATIONS

(a) Planning Applications

The Planning, Building Control and Licensing Services Manager submitted a report on the

following planning applications to be determined:-

16/0592/CND Approval of details reserved by Condition: Discharge Conditions 3 and 8 of Planning Permission 13/16/0071P at Land adjacent to Clough Springs, Barrowford for H & H Homes

RESOLVED

That conditions 3 and 8 be discharged.

16/0606/OUT Outline: Major: Demolition of Hollin Hall Farm and erection of 12 dwellings (Access & Layout) Full: Change of use of domestic garage and annexe to two dwellings and external alterations at Hollin Hall for Mr D. Hall

The Planning, Building Control and Licensing Services Manager submitted an update at the meeting advising that a drainage strategy for the site had been submitted to address the objection from the Lead Local Flood Authority (LLFA); a response to this was awaited from the LLFA. It was therefore recommended that the determination of the application was delegate grant consent in consultation with the Chair subject to an acceptable drainage strategy, appropriate conditions and a Section 106 agreement.

RESOLVED

That planning permission be **deferred** to allow further consideration of the drainage strategy and appropriate conditions; that a site visit be arranged at 3.15p.m. with the Planning, Building Control and Licensing Services Manager and for the application to come back to Committee for determination in due course.

16/0621/FUL Full: Change of use from hairdressers (A1) to mixed use coffee shop/winebar (A3/A4) and external alterations to the frontage including raised seating area at 79-81 Gisburn Road, Barrowford for Miss Jade Pilling

(Councillor L. Crossley declared a personal interest in this item.)

The Planning, Building Control and Licensing Services Manager submitted an update reporting receipt of details of the external flue which were acceptable subject to agreed design and finish. It was recommended that planning permission be granted subject to appropriate conditions relating to amended plans and flue details.

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:

DJW – 9/9/2016, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 13, 14, 15, 16, 17, 18, & 19..

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

3. Prior to the commencement of development samples of the materials to be used in the construction of the development hereby permitted (notwithstanding any details shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4. No development on the site shall be commenced unless and until a full scheme for the following:

- Details of design and materials for the decking/outside area including steps, balustrades, flower beds and surfacing to the forecourt area; and
- Flue to the rear elevation; and
- windows and doors to the front elevation.

has been submitted to and approved in writing by the Local Planning Authority. Any work subsequently undertaken shall conform strictly to the details so approved.

Reason: In order to allow an assessment of the work to protect and preserve the character of the building within the Conservation Area.

5. Within two weeks of the commencement of development a scheme for the fumes, vapours and odours (including grease and carbon filters) to be extracted and discharged from the premises shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full accordance with the approved scheme prior to opening for business and shall thereafter be maintained in efficient working order.

Reason: In order to ensure that odours outside the premises are minimised in the interests of residential amenity.

6. Within two weeks of the commencement of development a scheme for the sound installation of odour control equipment shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full accordance with the approved scheme prior to opening for business and shall thereafter be maintained in efficient working order.

Reason: In the interests of residential amenity.

7. The premises shall not be open for customers or any other person not employed within the business operating from the site outside the hours of 07.30 and 23.00 hours Sunday to Friday and 07.30 and 24.00 on Saturday only.

Reason: In the interests of residential amenity.

8. The outside seating area shall not be available for customers or any other person not employed within the business operating from the site outside the hours of 08.00 and 20.00 hours on any day. The external doors leading to these areas shall be closed at 20.00 hours each day.

Reason: In the interests of the aural amenity of adjacent residential properties.

9. There shall be no amplified music played within the outside seating area.

Reason: In the interests of the aural amenity of adjacent residential properties.

10. A scheme for the noise insulation of the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved scheme shall be completed prior to the premises being brought into use and shall thereafter be retained in accordance with the approved details.

Reason: In order to minimise the disturbance by noise of the existing adjacent residential properties.

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 use is acceptable and the design and materials of the shop front would accord with policies ENV1 and ENV2 of the Pendle Local Plan Core Strategy and the Conservation Area Design and Development Guidance.

(b) Planning Appeals

The Planning, Building Control and Licensing Services Manager submitted a report on appeals for information.

58. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

The Democratic and Legal Manager submitted a report on outstanding enforcement cases in Barrowford and Western Parishes for information.

59. CAPITAL PROGRAMME 2016/17

The Neighbourhood Services Manager reported that the uncommitted balance of the Committee's 2016/17 Capital Programme was £4,358.

60. UPDATE ON M65/JUNCTION 13 WORKS

An update was submitted for information on ongoing works at Junction 13 of the M65.

61. STEVEN BURKE SPORTS HUB PHASE 2

The Neighbourhood Services Manager reported on the recent success with securing funding towards the Steven Burke Sports Hub Phase 2. The scheme had been broken down to enable the Council to apply for funding for smaller amounts, concentrating on the pump track element first.

Following a meeting with Barrowford Parish Council, a number of traffic management measures had been included in the scheme and the area across from the pump track had been identified as additional chevron style parking.

62. ENVIRONMENTAL CRIME

The Environmental Services Manager submitted a report for information about environmental crime in Barrowford and Western Parishes for the period 1st July to 30th September 2016.

63. PROBLEM SITES

The Planning, Building Control and Licensing Services Manager submitted a report on problem sites in Barrowford and the Western Parishes which was noted. A further update was given at the meeting on the two sites.

64. HADDINGS HEAD, HIGHAM

Further to issues raised by residents at the 4th August meeting, the Planning, Building Control and Licensing Services Manager submitted a report with an update on the situation at Haddings Head.

At the meeting there were further complaints about the dogs not being properly controlled when outside the compound, causing a risk both to people and other dogs, and concern about the inability of emergency services vehicles to access the properties. There were also pallets nailed to the stile putting off people wanting to use the footpath.

RESOLVED

That the Planning, Building Control and Licensing Services Manager be asked to arrange a site visit to Haddings Head with Members of the Committee and that officers be asked to reconsider any action that could be taken in respect of this site including enforcement action; improving the access to and appearance of the public footpath; and that the dog warden check that the dogs had been microchipped, and whether the RSPCA should be involved with respect to the

suitability of the 3 dogs for this site.

REASON

In the interests of amenity in the area and public safety.

65. WINTER BRIEFING NOTE – LANCASHIRE COUNTY COUNCIL

A briefing note had been circulated from County Council about preparing for the winter ahead which was noted.

CHAIRMAN _____