

**MINUTES OF A MEETING OF  
BARROWFORD AND WESTERN PARISHES COMMITTEE  
HELD AT HOLMEFIELD HOUSE  
ON 6<sup>TH</sup> OCTOBER, 2016**

*PRESENT*

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

**Councillors**

*N. McEvoy  
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 J. Connor – Barley with Wheatley Booth Parish Council  
Mrs J. Heaps – Old Laund Booth Parish Council*

**Police**

*Sergeant T. Hitchen  
PC M. Dibb*

**Officers in attendance**

<i>V. Green</i>	<i>Financial Services Manager</i>
<i>A. Cameron</i>	<i>Planning Officer</i>
<i>J. Eccles</i>	<i>Committee Administrator</i>



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

<i>Derek Oldham</i>	<i>16/0508/HHO - Full: Removal of 3 trees and formation of two car parking spaces at Croft Barn, Barley New Road, Barley</i>	<i>Minute No.45(a)</i>
<i>Joe Steele</i>	<i>16/0555/VAR - Variation of Condition: Major: Vary Condition 2 (Plans) of 16/0390/REM to amend plans of plots 1, 2, 3 and 4 at Spring Mill, Wheatley Lane Road, Fence, Burnley</i>	<i>Minute No.45(a)</i>
<i>Ann Snell Daniel Hall</i>	<i>16/0557/OUT - Outline: Erection of detached dwelling (Access and Layout) at Land at Bankfold/Bankhouse Mews, Barrowford</i>	<i>Minute No.45(a)</i>

**40.**

**JOHN DAVID**

The Chairman referred to the recent death of former Borough Councillor Mr John David and paid tribute to his many years of service to the people of Pendle.

The meeting stood in silence for one minute as a mark of respect.

**41. DECLARATION OF INTERESTS**

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

**42. PUBLIC QUESTION TIME**

There were no questions from members of the public.

**43. MINUTES**

**RESOLVED**

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

**44. POLICE ISSUES**

Sergeant Tim Hitchen presented crime statistics for September and July 2016. The August figures had been received at the previous meeting. Details of anti-social behaviour for July and September in 2015 and 2016 had also been circulated to Members prior to the meeting.

Sergeant Hitchen had just been moved to West Craven and Colne Division but said he would be keeping an interest in the Barrowford area and would introduce his replacement to Members of the Committee in due course. He talked about recent crime trends and answered related questions. There had been an increase in retail theft in the area. There had also been a spate of high value cars targeted, along with opportunist thefts from cars. The message from Police was to make sure that doors were locked and properties secured.

In response to a question about social media PC Dibb said that that Facebook and “In the Know” were very useful tools for keeping communities informed about crimes in their areas and said he would try to do more to ensure they were kept up to date.

**45. PLANNING APPLICATIONS**

**(a) Planning Applications**

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

**16/0508/HHO Full: Removal of 3 trees and formation of two car parking spaces at Croft Barn, Barley New Road, Barley for Mr and Mrs Barry Sanderson**

**RESOLVED**

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

1. The proposed parking area would result in unacceptable harm to the character and appearance, and therefore to the significance, of the Whitehough Conservation Area without any public benefits contrary to the paragraph 134 of the National Planning Policy

Framework and policies ENV1 and ENV2 of the adopted Pendle Local Plan Part 1: Core Strategy.

**16/0517/FUL Full: Erection of one 4-bed terraced house (re-submission) at Land adjacent 16 Garnett Street, Barrowford for Mrs J. Rigby**

**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:

01, 02, 03, 04 & 05.

**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. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

Finished floor levels are set no lower than 116.32m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing requirements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

**Reason:** To reduce the risk of flooding to the proposed development and future occupants.

5. A scheme for the disposal of foul and surface water shall be submitted to and approved in

writing by the Local Planning Authority within two weeks of the commencement of development. The scheme shall provide for separate systems for foul and surface waters and be constructed and completed in accordance with the approved plans before the dwelling is occupied.

**Reason:** To control foul and surface water flow disposal and prevent flooding.

## **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 dwellinghouse is acceptable in terms of amenity, design, materials and flood risk. 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.***

**16/0555/VAR Variation of Condition: Major: Vary Condition 2 (Plans) of 16/0390/REM to amend plans of plots 1, 2, 3 and 4 at Spring Mill, Wheatley Lane Road, Fence, Burnley for Skipton Properties Ltd**

## **RESOLVED**

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

1. The proposed design, detailing and materials of the rebuilt section of the mill building conversion would not be in-keeping with the retained section of the building and would result in an incongruous addition to the existing building. This represents poor design and would be detrimental to the visual amenity of the area contrary to policy ENV2 of the Local Plan Part 1: Core Strategy and paragraph 64 of the National Planning Policy Framework.

**16/0557/OUT Outline: Erection of detached dwelling (access and layout only) at Land to rear of 1 Bank Fold, Bankhouse Mews, Barrowford for Mr D. Hall**

## **RESOLVED**

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

1. The loss of open space in an area with a deficit of such space, with no compensation provision is contrary to Policy ENV1 of the adopted Pendle Core Strategy and paragraph 74 of the National Planning Policy Framework. The development thereby fails to accord with the Local Plan Part 1, saved Policy 33 of the Replacement Pendle Local Plan and the National Planning Policy Framework.

**(b) Planning Appeals**

The Planning, Building Control and Licensing Services Manager submitted a report on appeals for information. Details were given of four appeal decisions.

**46. ENFORCEMENT/UNAUTHORISED USES**

**Enforcement Action**

The Democratic and Legal Manager submitted a report on outstanding enforcement cases in Barrowford and Western Parishes. It was reported that an appeal had been lodged against the issue of the enforcement notice at Douglas Hall Farm Cottage, Newchurch-in-Pendle and it was likely to be some weeks before a decision was received.

**47. CAPITAL PROGRAMME 2016/17**

The Neighbourhood Services Manager submitted a report on the Committee's Capital Programme for 2016/17.

Members considered a bid from Barrowford Parish Council requesting £880 for the urgent installation of a replacement bus shelter at Dickie Nook, which was necessary following damage from an unidentified vehicle.

**RESOLVED**

- (1) That £880 be allocated to Barrowford Parish Council for the urgent installation of a replacement bus shelter at Dickie Nook.
- (2) That Barrowford Parish Council be thanked for their help in finding a replacement bus shelter.

**REASON**

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

**48. UPDATE ON M65/JUNCTION 13 WORKS**

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

**49. TRAFFIC LIAISON MEETING**

The Minutes of a meeting of the Traffic Liaison Meeting held on 14<sup>th</sup> September 2016 were submitted for information.

**50. ENVIRONMENTAL BLIGHT**

The Neighbourhood Services Manager submitted a report about environmental blight in Barrowford and the Western Parishes. It was noted that a site visit was being arranged with the owners of part of the land at the bottom of John Street to look at improving the site's

appearance.

**51. PRESCRIPTION FOR WELLBEING SMALL GRANTS FUND**

The Committee was informed about the Prescription for Wellbeing Fund which was open to community groups/organisations to apply for small, main and large grants. Examples were given of the sort of projects that had been funded. The Committee was asked to help promote the grant through its networks and community contacts.

**52. TELEPHONE BOX REMOVAL CONSULTATION**

Committee members were invited to comment on the proposed removal of a number of payphones within the Barrowford and Western Parishes area.

**RESOLVED**

That the Planning, Building Control and Licensing Services Manager be asked to consult the relevant Parish Councils and that their responses be considered by this Committee at the 8<sup>th</sup> December meeting.

**REASON**

***To ensure that Parish Councils are consulted on the proposal to remove certain public payphones in their areas and given the opportunity to purchase them.***

CHAIRMAN \_\_\_\_\_