

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD AT HOLMFIELD HOUSE
ON 9TH MARCH, 2017**

PRESENT

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

Councillors

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

Co-optees

*Mr C. Burt – Goldshaw Booth Parish Council
Mr R. Oliver – Barrowford Parish Council
Mr R. Willoughby – Higham with West Parish Council
Mr N. Hodgson – Blacko 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*

Police

PC M. Dibb

Officers in attendance

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

(Apologies were received from Councillors K. Turner and N. McEvoy.)



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

<i>G. Edwards P. Williams</i>	<i>16/0782/OUT Outline: Erection of an agricultural worker's dwelling (Access only) at High Mount Farm, Foxen Dole Lane, Higham</i>	<i>Minute No. 104a</i>
<i>P. Fitzgerald</i>	<i>16/0797/FUL Full: Demolition of outbuildings and erection of two, one bedroom holiday accommodation units at Ing Head Farm, Barley</i>	<i>Minute No. 104a</i>

100. DECLARATION OF INTERESTS

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

101. PUBLIC QUESTION TIME

Mr Clarke queried the planning process once an application had been refused at Committee on poor design.

The Planning Officer asked Mr Clarke to put his concerns in writing to the Council's Planning Department.

A question was also asked regarding the pink notification signs that were put up on site regarding applications and why some applications didn't have them.

The Planning Officer explained that site notices were put up when the Planning Officer made a site visit. This could be several weeks after the application had been received. He also explained that there were only certain situations where the Planning Department had to put up site notices.

102. MINUTES

RESOLVED

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

103. POLICE ISSUES

PC Mark Dibb presented the crime statistics for Barrowford and Western Parishes for February 2017 compared to the same period in 2016 and answered related questions. Crimes were broken down as follows –

	2016	2017
Burglary in a dwelling	1	0
Burglary other than a dwelling	2	3
Vehicle Crime	1	4
Hate crime	0	0
Assaults	0	1
Criminal Damage	4	1
ALL CRIME	16	13
Anti-Social Behaviour	15	11

PC Dibb informed Members about the increase in auto crime over the last month. Four vehicles had been targeted in Fence over a 24 hour period and one recently in the Sandy Hall Lane area. Extra patrols of the area were taking place.

He made reference to a number of bogus builders' vans that had been reported in Higham and that a county wide operation had taken place on 8th March, where over 100 vehicles had been stopped.

104. PLANNING APPLICATIONS

(a) Planning Applications

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

16/0782/OUT Outline: Erection of an agricultural worker's dwelling (Access only) at High Mount Farm, Foxen Dole Lane, Higham for Mr G. Edwards

(A site visit was undertaken prior to the meeting.)

The Planning, Building Control and Licensing Services Manager submitted an update at the meeting which stated that the applicant had submitted a five year Farm Business Tenancy Agreement for the land at Spencer House Farm. This was still considered to be a short term tenancy and did not address the concerns in relation to the ability of the agricultural businesses to sustain its current level of operation in the long term. Letters from the National Farmworkers Union and Stanley House Veterinary Group and advice from ADAS were also referred to in the update. The Officer's recommendation remained to refuse but for a revised reason.

RESOLVED

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

1. An application for approval of the reserved matters (namely the appearance, layout, scale and landscaping of the development) shall be submitted in writing to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.

Reason: This condition is required to be imposed by the provisions of Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Details of the appearance, layout, scale and landscaping (hereinafter called the "reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: In order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan – received 21/12/2016, Block Plan – received 19/12/2016.

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

4. The occupation of the dwelling hereby approved shall be limited to a person solely or mainly, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants. (As defined in sect. 336 of the Town and Planning Act 1990 (as amended).)

Reason: The development hereby permitted has been allowed based on the agricultural need of the agricultural unit, on a site which would otherwise not be suitable for development, in order to ensure that the dwelling will be available in perpetuity for an agricultural worker.

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 access to the proposed dwelling is acceptable and the need to provide accommodation for an agricultural worker in this circumstance constitutes very special circumstances for inappropriate development within the Green Belt. 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.

16/0797/FUL Full: Demolition of outbuildings and erection of two, one bedroom holiday accommodation units at Ing Head Farm, Barley for Mr Kirk

The Planning, Building Control and Licensing Services Manager submitted an update at the meeting. The Agent had submitted a final version of the amended plan, which did not make any further physical changes but updated the previously incorrect annotations which confirmed the use of timber doors and natural stone to the walls. The Parish confirmed that their earlier objections had been withdrawn following assessment of the amended plans, but requested a further condition if approved. Further comments from original objectors had also been received.

RESOLVED

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

1. The proposed development, by virtue of its design and appearance would have an adverse impact on the traditional and sensitive landscape character of the AONB, contrary to Policies ENV1 and ENV2 of the Local Plan Part 1 and paragraph 64 of the National Planning Policy Framework.

(b) Planning Appeals

The Planning, Building Control and Licensing Services Manager reported that at 1st March 2017 there was one outstanding appeal as follows –

16/0508/HHO

16/0021/AP/REFUSE – Appeal against refusal of approval for removal of 3 trees and formation of two car parking spaces at Croft Barn, Barley New Road, Barley

It was reported that the appeal had been dismissed.

105. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

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

106. CAPITAL PROGRAMME 2016/17

The Neighbourhood Services Manager reported that £1,767 remained unallocated from the Committee's 2016/17 Capital Programme.

107. UPDATE ON M65/JUNCTION 13 WORKS

An update from County Council on improvement works at Junction 13 had been circulated to Members prior to the meeting, which was noted.

108. TRAFFIC LIAISON MEETING

The minutes of the Traffic Liaison Meeting held on 9th February 2017 were submitted for information.

109. PROBLEM BUILDINGS

The Planning, Building Control and Licensing Services Manager submitted a report on problem buildings in Barrowford and the Western Parishes.

110. TREATMENT OF HIMALAYAN BALSAM

The Neighbourhood Services Manager reported that unlike Japanese Knotweed, there was no strategic treatment/plan in place for tackling Himalayan Balsam at present by the Council. It currently dealt with balsam via occasional "balsam bashing" days or volunteer events where Council staff alongside volunteers pulled the balsam out from its root before they flowered and went to seed.

111. LAND ADJACENT TO PENDLESIDE, LOMESHAYE

The Strategic Director submitted a report seeking comments on the recommendation that the Executive approve the grant of a lease of land adjacent to Pendleside, Lomeshaye.

RECOMMENDATION

- (1) That the Executive be requested to declare that land surplus to requirements and that it be leased to the adjoining occupier for a term of 125 years (tenant to pay all costs).
- (2) That the loss of open space be advertised to facilitate the grant of the lease.

REASON

1. ***To enable the provision of additional land in order to allow the adjoining occupier to expand on the site.***
2. ***To comply with the public open space requirements of section 123 of the Local Government Act 1972 (as amended).***

CHAIRMAN _____