

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD AT HOLMFIELD HOUSE
ON 15TH JUNE, 2017**

PRESENT

L. M. Crossley – Chairman, in the Chair

Councillors

*N. McEvoy
B. Newman
J. K. Starkie*

Co-optees

*Mr A. Vickerman – Barrowford Parish Council
Mr I. Milne – Barley with Wheatley Booth Parish Council
Mr N. Goodall – Old Laund Booth Parish Council
Mr A. Walker – Roughlee Parish Council
Mr R. Willoughby – Higham Parish Council*

Police

PC M. Dibb

Officers in attendance

*V. Green
K. Hughes
J. Eccles*

*Financial Services Manager
Principal Planning Officer
Committee Administrator*

(Apologies were received from Mr C. Burt and Councillors K. Turner and C. Wakeford.)



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

*Mr J. Steele 17/0150/VAR - Full: Major: Variation of Condition: Minute No. 25(a)
Vary condition 2 of planning permission
16/0390/REM to amend plans at Spring Mill,
Wheatley Lane Road, Fence, Burnley*

*Holly Stinchon Enforcement/Unauthorised Uses, Complaints – Minute No. 26(a)
James Duerden The Lounge, Barrowford
Maureen Dixon*

21. DECLARATION OF INTERESTS

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

22. PUBLIC QUESTION TIME

Mr Hall from Barrowford had various objections to Barrowford Parish Council's planning application for extending the car park at Holmeffield House. He referred to some members of the Committee having already discussed it at the Parish Council and suggested that there was a conflict of interest. The Chairman explained that this Committee had not been asked yet to determine the planning application he referred to. She suggested that he submit any comments or concerns he had to the Planning Department.

Jackie Heaps from Fence said that a litter bin had been removed from the entrance to Wheatley Court off Cuckstool Lane, Fence when a street light had been changed, and had not been replaced. There was now only a dog bin at this location and she asked if it could be reinstated. The Chairman said that she would ask the Environmental Services Manager to arrange the erection of a new litter bin in this location.

23. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 11th May, 2017, be approved as a correct record and signed by the Chairman.

24. POLICE ISSUES

PC Mark Dibb presented crime statistics for Barrowford and Western Parishes for May 2017 compared to the same period in 2016. He reported on work that was being done with a group of young people to try to address the recent increase in anti-social behaviour and policing at upcoming events. Crimes were broken down as follows –

	2016	2017
Burglary in a dwelling	3	2
Burglary other than a dwelling	7	1
Vehicle Crime	4	2
Hate crime	0	0
Assaults	5	6
Criminal Damage	3	6
ALL CRIME	32	26
Anti-Social Behaviour	18	26

25. PLANNING APPLICATIONS

(a) Planning Applications

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

17/0128/FUL Full: Major: Variation of Condition: Vary condition 2 of planning permission 16/0390/REM to amend plans at Spring Mill, Wheatley Lane Road, Fence, Burnley for Skipton Properties Ltd

The Planning, Building Control and Licensing Services Manager submitted an update at the meeting reporting that the applicant had submitted details of trellis fencing to be installed to the boundary of plots 17-19 with Wheatley Lane Road which was sufficient to maintain an acceptable level of privacy for the upper floor windows of the properties opposite.

RESOLVED

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

1. This notice constitutes an approval of matters reserved under Condition 1 of Planning Permission No.16/0725/VAR and does not by itself constitute a planning permission.

Reason: The application relates to matters reserved by Planning Permission No.13/14/0088P.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1445SPL/smwlf/PL01 Rev M, 1445SPL/smwlf/Csm-01, 1445SPL/smwlf/HT-A1, 1445SPL/smwlf/HT-A2, 1445SPL/smwlf/HT-BP1, 1445SPL/smwlf/HT-BR1, 1445SPL/smwlf/HT-BE1, 1445SPL/smwlf/HT-C1, 1445SPL/smwlf/HT-F1, 1445SPL/smwlf/HT-H1, 1445SPL/smwlf/HT-PT1, 1445SPL/smwlf/HT-PT2, 1445SPL/smwlf/HT-PN1, 1445SPL/smwlf/HT-SP1, 1445SPL/smwlf/HT-SP2, 1445SPL/smwlf/SS01 Rev D, 1445SPL/smwlf/SS02 Rev C, 1445SPL/smwlf/SS03 Rev C, 10.140 08, GL0590 01, 1445SPL/smwlf/IP-01 Rev A, 1445SPL/smwlf/Cms-02 Rev A, 1445SPL/smwlf/SE02.

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 external materials to be used in the construction of the roofs, walls, boundary/retaining walls and paving and samples of the colour and finish of windows and doors (notwithstanding any details on the approved plans, forms or supporting documents) of the development hereby approved shall have been submitted to the Local Planning Authority for written approval. The development shall be carried out in strict accordance with the approved materials.

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

4. All soft landscape works shall be carried out in accordance with the approved landscaping plan GL0590 01 and the recommendations of BS 4428 (1989). The works shall be carried out prior to occupation of any part of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in the interest of visual amenity.

5. Within two weeks of the commencement of the development details of hard landscaping shall be submitted to the Local Planning Authority for written approval. The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development in the interest of visual amenity.

6. The window openings shall be set back from the external face of the wall. Unless otherwise agreed in writing by the Local Planning Authority, the depth of reveal shall be at least 100mm.

Reason: To ensure a satisfactory appearance to the development in the interest of visual amenity.

7. Plots 17, 18 and 19 shall not be occupied unless and until a fence of not less than 1.8m and not greater than 2m (from the garden level) has been erected for the full length of the boundary with Wheatley Lane Road in accordance with details received 15/06/2017. The fencing shall thereafter at all times be maintained in accordance with the agreed details.

Reason: In the interest of residential amenity.

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 variation of condition is acceptable in terms of design, visual amenity, residential amenity and highway safety. 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 5th June there was one outstanding appeal as follows -

16/0603/OUT

17/0004/AP/REFUSE *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 Farm, 517 Gisburn Road, Blacko*

26. ENFORCEMENT/UNAUTHORISED USES

(a) Complaints – The Lounge, Barrowford

Members were informed that a number of complaints had been received about The Lounge in Barrowford not complying with the planning conditions and the terms of their licence. There had also been complaints about noise which Environmental Health officers were investigating. Local residents also spoke at the meeting about the problems they were experiencing from the business.

The Planning, Building Control, Licensing Services Manager said that the matter was being taken seriously. The Licensing Enforcement Officer and Planning, Building Control, Licensing Services Manager had met with the owners and given advice on the steps that needed to be taken to prevent them losing their licence or enforcement action being taken. They wanted to help the new business but not to the detriment of residential amenity.

The owners said that they would submit a planning application for the development in the back yard which had not been included in the original planning application. A letter summarising the meeting and confirming the action that needed to be taken to rectify these issues within a time

limit would be sent to the owners shortly and put on the Council's website.

RESOLVED

That the Planning, Building Control and Licensing Services Manager be asked to monitor the progress and to provide an update to the next meeting.

(b) Enforcement Action

There were no outstanding enforcement cases in Barrowford and the Western Parishes area.

27. CAPITAL PROGRAMME 2017/18

The Neighbourhood Services Manager submitted a report on the Committee's 2017/18 Capital Programme. It was noted that the uncommitted balance was £20,520. Bids would be considered at the 6th July meeting. Parish Councils had been asked to submit their bids by 20th June.

28. UPDATE ON M65/JUNCTION 13 WORKS

The lights were now in place and operational. County Council was interested in receiving any feedback on how it was working and traffic moving. It was noted that County Council had no plans at present to landscape the roundabout but that sponsorship options would be available. Overall Members thought that the roundabout was working and had led to reductions in traffic queues (especially coming off the motorway) and that people would in time get used to it.

RESOLVED

That County Council be informed of the following suggestions –

- That the roundabout should not carry sponsored signs as these would pose a dangerous distraction at such a busy interchange.
- That the lane designation for drivers heading to Barrowford from Nelson be revisited. It was felt that drivers were being asked to take the wrong lane in order to exit the roundabout for Barrowford, making it difficult to crossover in time which could cause an accident.
- That the angle of some of the traffic lights, in particular the pedestrian crossing lights on the approach from Fence, be checked.

REASON

In the interests of highway safety.

29. REPRESENTATIVES ON OUTSIDE BODIES

At the Annual meeting of the Council the responsibility for appointing two trustees to the Reuben Burton Educational Foundation was referred to this Committee. It was noted that Councillors C. Wakeford and J. S. Starkie were the current Trustees until such time as they resigned.

30. PUBLIC SPACES PROTECTION ORDERS – PARKS

The Neighbourhood Services Manager submitted a report on proposals and options for Public Spaces Protection Orders (PSPOs) in relation to Barrowford and Victoria Parks. It was noted that Higham Parish Council had already submitted suggested amendments to the conditions outlined in Appendix 1.

RESOLVED

- (1) That proposals for public and partner consultation for a Public Spaces Protection Order for Barrowford and Victoria Parks be agreed in relation to the control of dogs and to incorporate the relevant parts of the existing Parks by-laws.
- (2) That the Neighbourhood Services Manager be asked whether it was the intention to extend PSPOs to other green spaces owned by the Council.

REASON

To enable the Council and its partners to respond to concerns regarding behaviour that is detrimental to the quality of life in public spaces in Pendle including enforcement action.

31. PUBLIC SPACES PROTECTION ORDERS – SPORTS GROUNDS

At the last meeting the Neighbourhood Services Manager submitted a report on proposals and options for Public Spaces Protection Orders (PSPOs) in relation to sports grounds in Barrowford and the Western Parishes. Consideration of the report was deferred to allow Barrowford Parish Council time to comment on the proposals.

At the meeting it was reported that Barrowford Parish Council had no objections to the proposals.

RESOLVED

That a Public Spaces Protection Order for sports grounds in Barrowford and the Western Parishes be agreed in relation to the control of dogs and to incorporate the relevant parts of the existing by-laws.

REASON

To enable the Council and its partners to respond to concerns regarding behaviour that is detrimental to the quality of life in public spaces in Pendle including enforcement action.

CHAIRMAN _____