

**MINUTES OF A MEETING OF  
BARROWFORD AND WESTERN PARISHES COMMITTEE  
HELD AT HOLMFIELD HOUSE  
ON 7<sup>TH</sup> SEPTEMBER, 2017**

*PRESENT*

*L. M. Crossley – Chairman, in the Chair*

**Councillors**

*N. McEvoy  
B. Newman  
J. K. Starkie  
K. Turner  
C. Wakeford*  
**Police**

**Co-optees**

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

*PC M. Dibb*

**Officers in attendance**

*V. Green  
K. Hughes  
J. Eccles*

*Financial Services Manager  
Principal Planning Officer  
Committee Administrator*



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

<i>Paula Fitzgerald</i>	<i>17/0301/FUL Full: Change of use of children's farm building (use class D2) to a dwellinghouse (C3), demolition of attached building and external alterations (resubmission) at Rigg of England Farm, Heights Lane, Fence</i>	<i>Item No. 57(a)</i>
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<i>John Kay</i>	<i>17/0355/FUL Full: Change of use of stone barn to four bedroom dwellinghouse (C3) at Admergill Pasture, Gisburn Road, Blacko</i>	<i>Item No. 57(a)</i>
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**53. DECLARATION OF INTERESTS**

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

**54. PUBLIC QUESTION TIME**

Mrs Ridehalgh from Gisburn Road, Barrowford said that the Higherford Residents' Action Group wanted to display a Higherford sign in Barrowford on Gisburn Road at the corner of Bankhouse Mews. She was not happy about the sign being in Barrowford and was keen to retain the historical boundary line. The original sign had been located at 217 Gisburn Road. She asked if the Group needed permission to display the sign.

The Planning, Building Control and Licensing Services Manager said advert consent was needed for the erection of a boundary sign. County Council also had to be consulted in respect of highways safety and amenity.

It was noted that Barrowford Parish Council was meeting the Higherford Residents' Action Group shortly. The procedure would be explained to them and they would discuss alternative locations.

**55. MINUTES**

**RESOLVED**

That the Minutes of this Committee, at the meeting held on 10<sup>th</sup> August, 2017, be approved as a correct record and signed by the Chairman.

**56. POLICE ISSUES**

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

	<b>2016</b>	<b>2017</b>
Burglary in a dwelling	6	2
Burglary other than a dwelling	5	6
Vehicle Crime	9	3
Hate crime	0	0
Assaults	1	1
Criminal Damage	2	5
<b>ALL CRIME</b>	<b>40</b>	<b>21</b>
Anti-Social Behaviour	23	16

With the approach of colder weather, PC Dibb said that the Police would be issuing a press notice warning residents on the dangers of warming up their cars with the keys left in the ignition, and sharing the information on Facebook.

**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:-

**17/0301/FUL Full: Change of use of children's farm building (useclass D2) to a dwellinghouse (C3), demolition of attached building and external alterations (resubmission) at Rigg of England Farm, Heights Lane, Fence for Mr Jake Sanderson**

*(Before the vote was taken the Planning, Building Control and Licensing Services Manager advised that should the application be approved this would be a significant departure from policy. The matter would be referred to the Head of Legal Services and subject to his agreement*

*the decision would stand referred to the Development Management Committee.)*

## **RECOMMENDATION**

That planning permission be **granted** subject to appropriate conditions.

### **17/0355/FUL Full: Change of use of stone barn to four bedroom dwellinghouse (C3) at Admergill Pasture, Gisburn Road, Blacko for Mr John Kay**

*(Before the vote was taken the Planning, Building Control and Licensing Services Manager advised that should the application be approved this would be a significant departure from policy. The matter would be referred to the Head of Legal Services and subject to his agreement the decision would stand referred to the Development Management Committee.)*

## **RECOMMENDATION**

That planning permission be **granted** subject to appropriate conditions.

### **17/0410/FUL Full: Erection of one detached bungalow and one pair of two-storey semi-detached dwellings (resubmission) at Land adjacent number 30 Dixon Street, Barrowford for Robert Little Associates Ltd**

## **RESOLVED**

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

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

**Reason:** In order to comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (As Amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, 5131-01, 5131-05C, 5131-06B, 5131-07A

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

3. Prior to the commencement of development samples of all the external materials to be used in the construction of the roofs, walls, boundary/retaining walls and paving together with samples of the colour and finish of windows and doors of the development hereby approved, together with details of proposals for the reuse of existing materials, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter at all times be carried out in strict accordance with the approved materials and details.

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

4. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the

Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C, D, E of Part 1 of Schedule 2 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Part 1

A) no extensions shall be erected

B+C) no alterations to the roof of the building shall be carried out

D) no porches shall be erected

**Reason:** To enable the Local Planning Authority to control any future development on the site in order to safeguard the character and amenity of the area and impacts on neighbouring properties and in order to ensure the protected trees on the site are not adversely affected.

5. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to ancillary accommodation/offices or used for storage without the prior written approval of the Local Planning Authority

**Reason:** In order to ensure that sufficient off-street parking can be accommodated within the site.

6. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Works shall include:
- re-surfacing and kerbing the footway from the end of the adopted section to the western edge of No 59 Dixon Street. A measurement of 5.5m from this kerb edge should be taken, which will be the minimum carriageway width.
  - Upgrading and re-surfacing the carriageway from the edge of the adopted section to the western boundary, ie opposite No 59 Dixon Street, to include a surface water gully.
  - Provision of a new street lighting column, exact position to be agreed with Lancashire County Council's Street Lighting section.

**Reason:** In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

7. No development shall take place, including any works of demolition/clearance, until a construction method statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i) The parking of vehicles of site operatives and visitors.
- ii) The loading and unloading of plant and materials.
- iii) The storage of plant and materials used in constructing the development.
- iv) The erection and maintenance of security hoarding.
- v) Wheel washing facilities.
- vi) Measures to control the emission of dust and dirt during construction.
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works.
- viii) Details of working hours.
- ix) Routing of delivery vehicles to/from site.

No deliveries shall be made before 9.00 am and after 3.00pm to avoid conflict with traffic (vehicular or pedestrian) attending the local primary school and/or entering/leaving the estate.

**Reason:** In the interest of highway safety.

8. Before the development hereby permitted becomes operative, the existing boundary to the east and west of the site shall be reduced to and be permanently maintained henceforth at a height not greater than 900mm above the crown level of the adjacent carriageway/Public Footpath, and shall include any new, internal boundaries in the front section of the site, in accordance with the approved plan, before the first occupation of any dwelling.

**Reason:** To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

9. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 6 has been constructed and completed in accordance with the scheme details.

**Reason:** In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

10. The car parking areas shall be surfaced or paved in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the dwellinghouses being occupied and shall thereafter at all times be made available for the parking of vehicles associated with the dwelling.

**Reason:** To allow for the effective use of the parking areas.

11. The cycling facilities to be provided in accordance with a scheme to be approved by the Local Planning Authority and the cycling facilities to be provided in accordance with the approved plan, before the first occupation of any dwelling.

**Reason:** To allow for the effective use of the parking areas.

## **Notes**

1. The grant of planning permission will require the applicant to enter into a Section 278 Agreement, with Lancashire County Council as Highway Authority. 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 should be advised to contact Lancashire County Council, Highway Development Control by e-mail on [lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk) in the first instance to ascertain the details of such an agreement and the information to be provided. They should quote the planning application reference number.
2. 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. Footpath 30 (Barrowford) may be affected by this development.

### **(b) Planning Appeals**

The Planning, Building Control and Licensing Services Manager reported that at 29<sup>th</sup> August there were no new or outstanding appeals.

## **58. ENFORCEMENT/UNAUTHORISED USES**

### **(a) Complaints – The Lounge, Barrowford**

The Planning, Building Control and Licensing Services Manager informed Members that there had been some further complaints about noise, particularly with live music and complaints about cigarette butts at the front of the premises. A planning application was still required for the shed outside and the flue had not been painted.

The owners had been told what they needed to do and given time to comply with the outstanding issues. The next step would be enforcement action.

### **(b) Enforcement Action**

The Head of Legal Services reported that there were no outstanding enforcement cases in Barrowford and the Western Parishes area.

## **59. CAPITAL PROGRAMME 2017/18**

The Neighbourhood Services Manager reported that £5,093 remained unallocated from the Committee's 2017/18 Capital Programme. A full report would be submitted to the next meeting.

## **60. PARKS, RECREATION AND GREEN SPACES UPDATE**

The Neighbourhood Services Manager submitted a report which informed Members of current parks, recreation and green spaces work and upcoming plans/developments for Barrowford and Western Parishes. Members appreciated the detailed information.

**RESOLVED**

That the report be noted.

**61.**

**VACANT HOUSES**

The Housing, Health and Economic Development Services Manager submitted a report on vacant houses in Barrowford and Western Parishes.

**RESOLVED**

That the Housing, Health and Economic Development Services Manager be asked for more detail on 7 Grange Avenue and if it was possible to compare the position regarding empty properties in Barrowford with the same period last year.

**REASON**

*To keep up to date with the position regarding empty properties in the area.*

CHAIRMAN \_\_\_\_\_