

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD AT HOLMFIELD HOUSE
ON 9TH AUGUST, 2018**

PRESENT

*The Worship the Mayor (Councillor J. K. Starkie)
Councillor L. M. Crossley – Chairman (in the Chair)*

Councillors

*N. McEvoy
B. Newman
K. Turner
C. Wakeford*

Co-optees

*Mr C. Burt – Goldshaw Booth Parish Council
Mr R. Oliver – Barrowford Parish Council
Mr N. Goodall – Old Laund Booth Parish Council
N. Hodgson – Blacko Parish Council
R. Willoughby- Higham with West Close Booth Parish Council
Mr D. Oldham – Barley Parish Council*

Police

PC M. Dibb

Officers in attendance

<i>S. Guinness</i>	<i>Chief Financial Officer</i>
<i>K. Hughes</i>	<i>Principal Development Management Officer</i>
<i>J. Eccles</i>	<i>Committee Administrator</i>

(Apologies were received from Mr A. Walker.)



The following people attended and spoke at the meeting on the items indicated –

<i>Susan Nike</i>	<i>Police and Community Safety Issues</i>	<i>Minute No. 38</i>
<i>John Wilcock Peter Hornsey</i>	<i>18/0389/REM - Reserved Matters: Erection of 5 No dwelling houses and improvements to access from Wheatley Lane Road, (Access and Layout only) at Trough Laithe Farm, Wheatley Lane Road, Barrowford for Mr and Mrs Peter Hornsey</i>	<i>Minute No. 39</i>

35. DECLARATION OF INTERESTS

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

36. PUBLIC QUESTION TIME

There were no questions from members of the public.

37. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 5th July, 2018, be approved as a correct record and signed by the Chairman.

38. POLICE AND COMMUNITY SAFETY ISSUES

PC Dibb presented the crime statistics for Barrowford and Western Parishes for July 2018 compared to the same period in 2017 and answered related questions. Crimes were broken down as follows –

	2017	2018
Burglary - Residential	3	5
Burglary - Commercial	1	5
Vehicle Crime	4	2
Hate crime	0	0
Assaults	4	9
Theft	7	4
Criminal Damage/Arson	10	5
Other Crime	3	7
ALL CRIME	32	37
Anti-Social Behaviour	29	12

He provided an overview of police activity over the past month and gave updates on previously reported crimes. This week, there had been a number of thefts from the Bullholme and Pasture Lane allotments. He advised residents to mark their tools in some way so that they could be identified and returned if found.

Susan Nike, a local resident and Chairman of Friends of Barrowford Memorial Park, expressed concern about the number of crimes in recent weeks and over the last couple of years, affecting local amenities and the work of volunteers. There had been 2 separate incidents of damage to the Parish owned toilets at the junction of Church Street and Gisburn Road, damage to the toilets in Barrowford Park which had now been closed, and to Pendle Heritage Centre on several occasions.

Just recently there had been a break-in at Barrowford Cricket Club causing damage to the roof and internal doors and the temporary fence, that had been erected around the pond in Barrowford Park, in preparation for a major clean, had been set alight. The total cost of this vandalism was running into thousands of pounds and was soul-destroying for volunteers who were spending a lot of time in an effort to improve local facilities for everyone. She said that the Police needed to be seen patrolling these areas and asked the Committee to make appropriate representations in order to secure increased resources to combat crime.

PC Dibb said that the Police did what they could with limited resources. However, Pendle's 12 Community Beat Managers were soon reducing to 6. The Police were also spending a lot of time now dealing with people with mental health issues. He had asked for Pendle Heritage Centre, the Park and Bullholme to be included in the areas covered by the nightly patrol team. He was also working with the Early Action Team to target some of the individuals likely to be causing the damage.

RESOLVED

That a letter be sent to the Police and Crime Commissioner on behalf of the Committee highlighting the problems of vandalism to local amenities and the lack of adequate police resources; questioning the proposed reduction of Community Beat Managers in the area; and asking what could be done to improve the situation.

39. PLANNING APPLICATIONS

(a) Planning applications to be determined

The Planning, Building Control and Licensing Services Manager submitted a report on the following planning application for determination -

18/0389/REM Reserved Matters: Erection of 5 No dwelling houses and improvements to access from Wheatley Lane Road, (Access and Layout only) at Trough Laithe Farm, Wheatley Lane Road, Barrowford for Mr and Mrs Peter Hornsey

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

RESOLVED

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

1. An application for approval of the reserved matters (namely the appearance, landscaping and scale of the site) 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, landscaping and scale (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 & Country Planning Act 1990.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

1602PHP/WLRF/LP01 Rev B, 1602PHP/WLRF/IL02 Rev D, J912 Access Fig 1 and sss-7860-Wheatley Lane road, Barrowford Rev. A.

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

4. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 20% of housing units/bed spaces;
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing] (if no RSL involved);
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure the provision of a mix of tenure on the site appropriate for the requirements of the area.

5. Prior to the commencement of development the applicant shall have submitted to and have agreed in writing by the Local Planning Authority a method statement which sets out in detail the method, standards and timing for the investigation and subsequent remediation of any contamination which may be present on site. The method statement shall detail how:-

a) an investigation and assessment to identify the types, nature and extent of land contamination affecting the application site together with the risks to receptors and potential for migration within and beyond the site will be carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and assessments which shall comply with BS 10175:2001) will be carried out and the method of reporting this to the Local Planning Authority; and

b) A comprehensive remediation scheme which shall include an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination) will be submitted to and approved in writing by the Local Planning Authority.

All agreed remediation measures shall thereafter be carried out in accordance with the approved implementation timetable under the supervision of a geotechnical professional and shall be completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority.

In addition, prior to commencing construction of any building, the developer shall first submit to and obtain written approval from the Local Planning Authority a report to confirm that all the agreed remediation measures have been carried out fully in accordance with

the agreed details, providing results of the verification programme of post-remediation sampling and monitoring and including future monitoring proposals for the site.

Reason: In order to protect the health of the occupants of the new development and/or in order to prevent contamination of the controlled waters.

6. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

7. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

8. No part of the development shall be commenced unless and until a Construction Code-of-Practice method statement has been submitted to and approved in writing by the Local Planning Authority. The code shall include details of the measures envisaged during construction to manage and mitigate the main environmental effects of the relevant phase of the development. The submitted details shall include within its scope but not be limited to:

- a) A programme of works including phasing, hours of operation and measures for the control of traffic to and from the site, and within the site, during construction.
- b) The areas and methods of loading and unloading of plant and materials.
- c) The areas for the storage of plant and materials.
- h) Location and details of site compounds
- i) An overall Construction Monitoring programme, to include reporting mechanisms and appropriate redress if targets/standards breached
- k) Parking area(s) for construction traffic and personnel
- L) Details of the provision and use of wheel washing on the site
- M) Site security

The Construction Code-of-Practice should be compiled in a coherent and integrated document and should be accessible to the site manager(s), all contractors and sub-contractors working on site. As a single point of reference for site environment management, the CCP should incorporate all agreed method statements, such as the Site

Waste Management Plan and Demolition Method Statement. All works agreed as part of the plan shall be implemented during an agreed timescale and where appropriate maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate measures are in place to protect the environment during the construction phase(s).

9. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets and associated infrastructure including surface water drainage within the development have been submitted to and approved by the local planning authority. [The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established].

Reason: To ensure that the internal roads are adequately maintained and managed.

10. Prior to first occupation the garages, driveways and communal parking areas shall be constructed in a bound porous material and made available for use and maintained for that purpose for the as long as the development is occupied.

Reason: To ensure that adequate measures are in place to reduce surface water run-off and reduce the potential for flood risk.

11. The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level to each plot before any development commences on that plot. The final wearing course shall be completed to each plot within 2 years of the substantial completion of each plot or within one week of the substantial completion of the final house on site whichever shall occur first unless another timescale is agreed in writing by the Local Planning Authority. If an alternative timescale is agreed the completion of the highway shall be undertaken in strict accordance with the agreed timescale.

Reason: To ensure that satisfactory access is provided to the site before construction of the development hereby permitted commences.

12. Prior to first occupation each dwelling shall have an electric vehicle charging point.

Reason: To ensure that the development provides for sustainable modes of travel.

13. Before a dwelling unit is occupied waste containers shall be provided on each plot.

Reason: To ensure adequate provision for the storage and disposal of waste.

Notes

Informative

The grant of planning permission will require the applicant to enter into a Section 38/278 Agreement, with Lancashire County Council as Highway Authority. The applicant should be advised to contact Lancashire County Council, Highway Development Support email – developeras@lancashire.gov.uk in the first instance to ascertain the details of such an agreement and the information to be provided

(b) Planning Appeals

The Planning, Building Control and Licensing Services Manager reported that there were no outstanding appeals.

40. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

The Head of Legal Services submitted a report on enforcement action in the Barrowford and Western Parishes area, which was noted. A further update was given at the meeting on enforcement relating to the development site at Clough Springs.

41. CAPITAL PROGRAMME 2018/19

The Neighbourhood Services Manager submitted a report on the Committee's 2018/19 Capital Programme. It was noted that the Friends of Barrowford Memorial Park might submit a bid to the next meeting following the damage caused by recent vandalism.

42. ENVIRONMENTAL CRIME

The Environmental Services Manager submitted a report about environmental crime in the Barrowford and Western Parishes area for the period 1st April to 30th June 2018.

RESOLVED

That the report on environmental crime for the first quarter of 2018/19 be noted.

Chairman.....