

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD AT HOLMFIELD HOUSE
ON 6TH SEPTEMBER, 2018**

PRESENT

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

Councillors

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

Co-optees

*Mrs K. Wilkinson – Goldshaw Booth Parish Council
Mr R. Oliver – Barrowford Parish Council
Mr N. Goodall – Old Laund Booth Parish Council
R. Willoughby- Higham with West Close Booth 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 Councillor J. K. Starkie, Mr A. Walker and Mr N. Hodgson.)



The following person attended and spoke at the meeting on the item indicated –

<i>Alan Kinder</i>	<i>18/0407/HHO Full: Erection of single storey extension to side (north west), detached sunroom, glass balustrade as part of the terrace, insertion of patio doors to front, alterations to boundary treatments and formation of a pedestrian gateway off Carr Hall Road at 47 Carr Hall Road, Barrowford</i>	<i>Minute No. 47(a)</i>
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43. DECLARATION OF INTERESTS

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

44. PUBLIC QUESTION TIME

There were no questions from members of the public.

45. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 9th August, 2018, be approved as a correct record and signed by the Chairman.

46. POLICE AND COMMUNITY SAFETY ISSUES

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

	2017	2018
Burglary - Residential	2	5
Burglary - Commercial	6	9
Vehicle Crime	3	2
Hate crime	0	0
Assaults	1	3
Theft	3	5
Criminal Damage/Arson	5	2
Other Crime	1	13
ALL CRIME	21	39
Anti-Social Behaviour	16	12

He also gave an update on the rise in burglaries and an operation underway involving adjoining Police forces looking at vehicle crime.

47. 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 -

18/0407/HHO Full: Erection of single storey extension to side (north west), detached sunroom, glass balustrade as part of the terrace, insertion of patio doors to front, alterations to boundary treatments and formation of a pedestrian gateway off Carr Hall Road at 47 Carr Hall Road, Barrowford for Mr N. Younis

The Principal Development Management Officer gave a brief update at the meeting advising that there was no longer a need for the condition requiring tree protection during construction.

RESOLVED

(1) 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:

Dwg 03B, Dwg 02A, Dwg 01, Dwg 04, A01 Gate Sections and Elevations

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 rainwater goods together with samples of the colour and finish of windows and doors of the development hereby approved, 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 and to respect the character of the conservation area.

4. The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following:

- a. the exact location and species of all existing trees and other planting to be retained;
- b. the exact location and species of replacement trees;
- c. all proposals for new planting and turfing, especially of flowerbeds adjacent to the external walls of the site, indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
- d. all proposed boundary treatments with supporting elevations and construction details;
- e. all proposed hard landscape elements and pavings, including layout, materials and colours.

The approved scheme shall be implemented in its entirety approved form within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure the appropriate landscape design and in the interests of the visual amenities of the area.

- (2) That the materials referred to in condition 3 be agreed by Barrowford and Western Parishes Committee.

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 development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework. 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 there were no outstanding appeals.

48. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

The Head of Legal Services submitted a report on enforcement action in the Barrowford and Western Parishes area, reporting that notices had been served in respect of the land at Clough Springs.

49. CAPITAL PROGRAMME 2018/19

The Neighbourhood Services Manager reported that the balance for the Committee's 2018/19 Capital Programme was £2,162.

50. TRAFFIC LIAISON MEETING

The minutes of the Traffic Liaison Meeting held on 7th August were submitted for information.

51. PROBLEM BUILDINGS

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

RESOLVED

That the Planning, Building Control and Licensing Services Manager request the owners of Spen Brook Mill to fix the fencing around the development site.

REASON

In the interests of visual amenity and public safety.

Chairman.....