

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD AT HOLMFIELD HOUSE
ON 10TH JANUARY, 2019**

PRESENT

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

Councillors

*B. Newman
K. Turner
C. Wakeford*

Co-optees

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

Police

PC M. Dibb

Officers in attendance

*S. Guinness
K. Hughes
J. Eccles*

*Chief Financial Officer
Principal Development Management Officer
Committee Administrator*

(Apologies were received from Councillor N. McEvoy.)



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

<i>Geoff Hook</i>	<i>18/0505/FUL - Full: Major: Erection of two storey extension (1336 sq. m) to side (North East) elevation for Use Classes B8 (Storage and Distribution) and B1a (offices) formation of parking bays and access off Churchill Way at 4 Pendleside, Fence</i>	<i>Minute No. 74(a)</i>
<i>Simon Cronshaw Graham Snowden</i>	<i>18/0733/OUT - Outline: Erection of 2 No. dwelling houses (All matters reserved) at Land to the East of Thorneyholme Hall, Barley New Road, Roughlee</i>	<i>Minute No.74(a)</i>

70. DECLARATION OF INTERESTS

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

71. PUBLIC QUESTION TIME

There were no questions from members of the public.

72.

MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 8th December, 2018, be approved as a correct record and signed by the Chairman.

73.

POLICE AND COMMUNITY SAFETY ISSUES

PC Dibb attended the meeting, discussed local crimes and answered related questions. The main area of concern was vehicle crime, with some of the rural villages being targeted. Crime statistics were not available for December but would be brought to the next meeting.

74.

PLANNING APPLICATIONS

(a) Planning applications to be determined

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

18/0505/FUL Full: Major: Erection of two storey extension (1336 sq. m) to side (North East) elevation for Use Classes B8 (Storage and Distribution) and B1a (offices) formation of parking bays and access off Churchill Way at 4 Pendleside, Fence for Richard Wellock and Sons Ltd

The Principal Development Management Officer submitted an update at the meeting reporting that a response had been received from LLFA on the amended plans. Further information was still required. It was recommended that the Planning, Building Control and Licensing Services Manager be delegated authority to grant consent subject to an acceptable drainage scheme and appropriate conditions.

RESOLVED

That authority be delegated to the Planning, Building Control and Licensing Services Manager to **grant consent** subject to an acceptable drainage scheme and the following conditions –

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

2017/6/4C, 2017/6/1, 2017/6/6D, 2017/6/3C & 2017/9/7D.

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

3. All materials to be used in the elevations, roof and surfacing of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

4. No development shall take place, including any works of demolition, 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

Reason: In the interest of highway safety.

5. A scheme and timetable shall be submitted for the site access and the off-site highway works. The off-site highway works shall include the provision of parking restrictions on Churchill Way to formalise on-street parking to facilitate HGV movements, one-way signage and road marking scheme (IN only at the new site access), street lighting and surface water drainage review. The works shall be implemented in accordance with the agreed timetable

Reason: To ensure the access is suitably constructed and completed in a timely manner.

6. The layout shall include the movement of vehicles in a one-way system with vehicles entering from Churchill Way and exiting into Pendleside only. The new site access road shall be constructed in a porous bound material with a surface water drainage scheme and fully completed prior to its first use.

Reason: In order to control vehicle movements and ensure that the access is suitably constructed and completed prior to first use.

7. The recommendations detailed in Ecological Appraisal February 2017 and Habitat Management Plan February 2018 undertaken by Bowland Ecology shall be carried prior to any building work at the site. Any further, necessary mitigation measures identified should be submitted to and approved in writing by the local planning authority prior to the commencement of any further development. The development shall subsequently be implemented entirely in accordance with the approved details. Thereafter, unless otherwise agreed in writing by the local planning authority, the mitigation measures shall be

permanently maintained and retained in accordance with the approved details.

Reason: To protect species and their habitats.

8. Copies of the monitoring surveys in Years 2 and 4, as stipulated in the Habitat Management Plan, Bowland Ecology, February 2018 shall be submitted to and approved in writing by the local planning authority, within 3 months of the surveys being carried out. The management plan shall subsequently be implemented in accordance with the approved monitoring surveys.

Reason: To protect species and their habitats and ensure the management plan is being adhered to.

9. No development shall commence unless and until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include, as a minimum:

a) Information about the lifetime of the development, design storm period and intensity (1 in 30 and 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;

b) the drainage strategy should demonstrate that the surface water run-off must not exceed 5 litres per second. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall be implemented in accordance with the approved details prior to first occupation of the approved development or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to reduce the risk of flooding to the proposed development, elsewhere and to future users and to ensure that water quality is not detrimentally impacted by the development proposal.

Notes

No works which interfere with footpath 111 may be carried out until the diversion order (18th March 2014) has come into force. If by their nature the works cannot be completed while the footpath remains open to the public, then the applicant must first apply for the footpath to be temporarily closed. In the first instance any enquiry about a temporary closure should be made to Tom Partridge, Countryside Access Officer, Pendle Borough Council.

The grant of planning permission will require the applicant to enter into a Section 278 Agreement, with the 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 email – developeras@lancashire.gov.uk in the first instance to ascertain the details of such an agreement and the information to be provided.

Should the applicant need to carry out works to the existing watercourse, then they will first need to obtain land drainage consent from Lancashire County Council. Further information regarding the land drainage consent process can be found via the following link: <http://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-awatercourse.aspx>. Failure to obtain land drainage consent prior to commencing works may result in enforcement action being taken.

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 is acceptable in terms of policy, design and materials, impact on amenity, ecology and highway safety. Subject to no objections from LLFA on the potential flooding issues and appropriate conditions the development 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.

18/0727/FUL Full: Siting of a timber holiday lodge/seasonal worker's dwelling at Admergill Hall Farm, Gisburn Road, Blacko for Mr Richard Clowes

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

The Principal Development Management Officer submitted an update at the meeting reporting that under the National Planning Policy Framework section of the report the paragraph numbers referred to in relation to heritage were 193 and 196. The recommendation to approve remained.

RESOLVED

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

1. The development permitted shall be begun before the expiration of three years from the date of the permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: PL-01 Rev.B, PL-02 Rev.A.

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

3. The unit hereby approved shall be occupied for holiday purposes or for seasonal agricultural worker's accommodation only and shall not be occupied as a person's sole or main place of residence other than during a particular season of a person or persons employed in farming operations on the land of Admergill Hall Farm. The operators of the

site shall maintain an up-to-date register of the names of residents of the unit and of their main home addresses or detail of their seasonal agricultural employment and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: In order to ensure proper control of the use of the holiday / seasonal worker's unit and to prevent the establishment of permanent residence.

4. The landscaping scheme detailed in the approved plans and submitted Softworks Specification and Landscape Management Plan shall be implemented in its entirety within the first planting season following the first occupation 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 that the development is adequately landscaped so as to integrate with its surroundings and preserve the setting of the adjacent Listed Building.

5. Provision shall be made within the area marked 'car park' for one car parking space for the unit hereby approved, together with a turning space such that vehicles serving may both enter and leave the site in a forward gear, in accordance with drawing No PL-01 Rev.B. The unit hereby approved shall not be occupied unless and until the access, parking and turning areas have been made available for use and the parking and turning area shall thereafter remain free from obstruction and available for parking and manoeuvring purposes at all times thereafter.

Reason: In order to ensure satisfactory levels of off street parking are achieved within the site to prevent parking on the county highway to the detriment of highway safety.

6. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C, D, E, F and G of Part 1 and Classes A, B & C of Part 2 of Schedule 2 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To enable the Local Planning Authority to control any future development on the site in order to safeguard the setting of the adjacent Listed Building and the character of the open countryside.

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 accords with the Local Plan Part 1: Core Strategy and the saved policies of the Replacement Pendle Local Plan. 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.

18/0733/OUT Outline: Erection of 2 No. dwelling houses (All matters reserved) at Land to the East of Thorneyholme Hall, Barley New Road, Roughlee for Mr Gary Dunn

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

A petition was presented at the meeting from 119 residents of Roughlee Village, requesting that this planning application be refused.

RESOLVED

1. The proposed development would require significant excavation of a prominent agricultural field and removal of a well-established field boundary hedge. The development and loss of the hedge would adversely affect the setting of the adjacent listed building and the development would harm the setting contrary to Section 66 of the Listed Buildings and Conservation Areas Act. There would be harm to the heritage asset although this would be less than substantial harm.
2. The proposed development would result in an intrusive and unsightly development within an Area of Outstanding Natural Beauty, which would be unrelated and visually disjointed from the existing village and would result in an unacceptable form of ribbon development, contrary to Policy ENV1 and ENV2 of the Pendle Local Plan Part 1: Core Strategy 2011-2030, the Forest of Bowland AONB SPG and NPPF Paragraphs 78 and 172.

18/0814/FUL Full: Retention of existing car park to 25 spaces and widening of existing entrance and exit and revised pedestrian access ramp (Retrospective) at Holmefield House, Gisburn Road, Barrowford for Barrowford Parish Council

RESOLVED

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

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Zero/PH, One/PH, Four/PH & signage and lining plan.

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

3. Within one month of the date of this decision a scheme for the alterations to the site

access/exit and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority. For the avoidance of doubt these works shall include a radius access crossing on Lucy Street; an extended vehicle crossing on Gisburn Road; H bar markings across the Gisburn Road and Lucy Street accesses; road markings to indicate the on-street parking bay terminations on Gisburn Road.

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

4. Within one month of the date of this decision details shall be submitted to and approved in writing by the Local Planning Authority in respect of a signing scheme for the one-way traffic system. The development should be undertaken in accordance with the agreed details and implemented within two months of agreement of details.

Reason: For reasons of highway and pedestrian safety.

5. Within one month of the date of this decision car park shown on the approved plan shall be constructed, surfaced, sealed, drained and marked out in accordance with the approved plan and details of porous surfacing and appropriate drainage to be submitted to and agreed in writing by the Local Planning Authority. The parking spaces and turning areas shall thereafter always remain unobstructed and available for parking and turning purposes.

Reason: In the interest of amenity and highway safety.

6. Within one month of the date of this decision 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. all proposals for new planting indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
 - c. an outline specification for ground preparation;
 - d. all proposed hard landscape elements;
 - e. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted.

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 that the development is adequately landscaped so as to integrate with its surroundings

Note

1. The grant of planning permission will require the applicant to enter into an appropriate Section 278 Legal Agreement, with Lancashire County Council as Highway Authority prior to the start of any development. 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 the county council for further information by telephoning the Development Support Section (Area East) on 0300 123 6780 or email lhscustomerservice@lancashire.gov.uk, quoting the relevant planning application reference number.

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 car park and external alterations are acceptable subject to slight amendments to address the concerns raised and appropriate conditions. 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 submitted a report on planning appeals at 20th December, 2018 which was noted.

75. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

The Head of Legal Services submitted a report on enforcement action in the Barrowford and Western Parishes area for information. The development at Clough Springs was progressing well but being monitored to ensure that the outstanding conditions were discharged.

76. CAPITAL PROGRAMME 2018/19

The Neighbourhood Services Manager reported that as no bids had been received for Premises Improvement Grants, £3,500 previously allocated from the 2018/19 Capital Programme had been deallocated, as agreed at the last meeting. Subsequently the balance for the Committee's Capital Programme was now £3,662.

Members considered a bid from Roughlee Booth Parish Council seeking £200 towards their Roughlee Habitat Project.

RESOLVED

That the Neighbourhood Services Manager be asked to allocate £200 from the 2018/19 Capital Programme to Roughlee Booth Parish Council for their Roughlee Habitat Project.

REASON

To enable the Committee's Capital Programme to be distributed efficiently and effectively.

77. GENERAL FUND REVENUE BUDGET 2019/20

The Chief Financial Officer submitted a report asking the Committee to consider its base budget for 2019/20, identify any options for budget reductions and pass on any comments to the Policy and Resources Committee. The report was noted.

78. PROBLEM BUILDINGS

The Planning, Building Control and Licensing Services Manager submitted a report on problem buildings in the Barrowford and Western Parishes area. It was noted that the developers had started tidying the Spen Brook Mill site before Christmas and they had been in touch with the Planning Department over outstanding conditions.

79. ENVIRONMENTAL BLIGHT

The Environmental Services Manager submitted a report on environmental blight in the Barrowford and Western Parishes area which was noted.

Chairman.....