

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD AT HOLMFIELD HOUSE
ON 7TH FEBRUARY, 2019**

PRESENT

*His 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

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

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 N. Hodgson and A. Walker.)



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

<i>Louise Brown Julie Magee Azhar Ali Joanne Place Sharon Ashley William Lancaster Emily Robinson Mrs Burns Miss Townson</i>	<i>18/0818/FUL Full: Change of use of dog breeding kennels to a mixed use of dog breeding, dog sales and dog petting (Retrospective) and formation of an extension to the existing car park at Douglas Hall Cottage, Spenbrook Road, Newchurch in Pendle</i>	<i>Minute No.84(a)</i>
	<i>18/0879/VAR Full: Variation of Condition: Variation of Condition 6 (Highway Improvements) of Planning Permission 17/0410/FUL at Land Adjacent 30 Dixon Street, Barrowford for MFH Projects</i>	<i>Minute No.84(a)</i>

80. DECLARATION OF INTERESTS

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

81. PUBLIC QUESTION TIME

There were no questions from members of the public.

82. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 10th January, 2019, be approved as a correct record and signed by the Chairman.

83. POLICE AND COMMUNITY SAFETY ISSUES

The Police were not able to attend the meeting. The crime statistics for January had been circulated prior to the meeting which were broken down as follows –

	2018	2019
Burglary - Residential	3	3
Burglary - Commercial	3	1
Vehicle Crime	8	3
Hate Crime	0	0
Assaults	3	7
Theft	6	8
Criminal Damage/Arson	1	13
Other Crime	4	15
ALL CRIME	28	50
Anti-Social Behaviour	9	11

It was requested that PC Dibbs be asked to look into the recent spike in thefts in the area and whether this was related to the new model of policing. Also for his response to residents' concerns that there was no response when the Police were notified of alleged criminality occurring at a particular address.

84. 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 -

18/0818/FUL Full: Change of use of dog breeding kennels to a mixed use of dog breeding, dog sales and dog petting (Retrospective) and formation of an extension to the existing car park at Douglas Hall Cottage, Spenbrook Road, Newchurch in Pendle for Mr W. Lancaster

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

The Principal Development Management Officer submitted an update at the meeting reporting objections to the proposal from Goldshaw Booth Parish Council and additional responses objecting to the development, predominantly raising concerns relating to animal welfare.

RESOLVED

(1) That planning permission be **refused** for the following reason –

1. The proposed car park extension and the resulting additional parking of vehicles associated with the proposed use would result in an unacceptable impact upon the landscape, particularly along the public right of way Footpath 38 Goldshaw Booth, to the detriment of the landscape and scenic beauty of the Forest of Bowland Area of Outstanding Natural Beauty contrary to Policy ENV1 of the Local Plan Part 1: Core Strategy and paragraph 172 of the National Planning Policy Framework.
- (2) That enforcement action be taken against the owners for the unlawful use at the premises.

18/0879/VAR Full: Variation of Condition: Variation of Condition 6 (Highway Improvements) of Planning Permission 17/0410/FUL at Land Adjacent 30 Dixon Street, Barrowford for MFH Projects

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

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 8th September 2017.
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) (England) 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 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) (England) Order 2015 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 unless and until a scheme for the re-surfacing and kerbing of the footway from the end of the adopted section to the western edge of No 59 Dixon Street, ensuring a minimum carriageway width of 5.5m is maintained from the kerb edge, has been submitted to, and approved in writing by, the Local Planning Authority.

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.

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 dwelling houses 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.

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 housing 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 was one outstanding appeal at 18th January, 2019.

85. 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.

86. CAPITAL PROGRAMME 2018/19

The Neighbourhood Services Manager submitted a report on the Committee’s 2018/19 Capital Programme. Members considered a bid from Goldshaw Booth Parish Council seeking £2000 for the installation of a CCTV system.

RESOLVED

That the Neighbourhood Services Manager be asked to allocate £2000 from the 2018/19 Capital Programme to Goldshaw Booth Parish Council towards the installation of a CCTV system.

REASON

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

87. COMMUNITY INVESTMENT FUND

(a) Community Investment Fund 2018/19

The Chief Financial Officer submitted a report advising members of the budget allocated to each member from the 2018/19 Community Investment Fund and the process to incur expenditure. By dividing the total fund equally this amounted to £2,040 per councillor. This could be spent by each Councillor or pooled together to deliver higher value projects. Councillors were encouraged to maximum the impact of this by using it to attract match funding.

(b) Bids for consideration

One bid had been received seeking funds towards the replacement and upgrade of electrical facilities at St Thomas’ Barrowford Church which would be considered at the next meeting.

88. ENVIRONMENTAL CRIME

The Environmental Services Manager submitted a report on environmental crime in the Barrowford and Western Parishes area for the period 1st October to 31st December 2018, which was noted.

Chairman.....