

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD AT HOLMFIELD HOUSE
ON 8TH AUGUST, 2019**

PRESENT

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

Councillors

*C. Lioni
B. Newman
C. Wakeford*

Co-optees

*A. Stringer – Barrowford Parish Council
M. Tetley - Higham with West Close Booth Parish Council
R. Donovan – Goldshaw Booth Parish Council
A. Walker – Roughlee Booth Parish Council
D. Heap – Barley with Wheatley Booth Parish Council
N. Hodgson – Blacko Parish Council*

Officers in Attendance

*S. Guinness
K. Hughes
J. Eccles*

*Chief Financial Officer
Principal Development Management Officer
Committee Administrator*

(Apologies were received from N. Goodall and Councillors N. McEvoy and K. Turner.)



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

<i>Rachael Shaw Louise Chung</i>	<i>19/0274/FUL – Full: Use as Bar and Café (Use Clas A3/A4) and extend opening hours at Unit 1A the Fountains, Gisburn Road, Barrowford</i>	<i>Minute No.41(a)</i>
<i>Charlotte Bradshaw</i>	<i>19/0468/HHO – Full: Retention of single storey rear extension with balcony at 42 Gisburn Road, Barrowford</i>	<i>Minute No.41(a)</i>

37.

MINUTES SILENCE

On behalf of the Committee, the Chairman expressed condolences at the recent death of former Borough Councillor and Mayor Tony Beckett and paid tribute to his many years of service to the people of Pendle.

The meeting stood in silence for one minute as a mark of respect.

38.

DECLARATION OF INTERESTS

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

39.

PUBLIC QUESTION TIME

There were no questions from members of the public.

40. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 4th July, 2019, be approved as a correct record and signed by the Chairman.

41. POLICE AND COMMUNITY SAFETY ISSUES

Members considered the following crime statistics for July which had been circulated prior to the meeting –

	2018	2019
Burglary - Residential	5	5
Burglary - Commercial	5	2
Vehicle Crime	2	6
Hate Crime	0	0
Assaults	9	6
Theft	4	5
Criminal Damage/Arson	5	3
Other Crime	7	22
ALL CRIME	37	49
Anti-Social Behaviour	12	19

PC Dibb reported on recent crimes, progress made with detecting the crimes and answered related questions. He had visited the former Belgarth Nursing Home three times in the last week to deal with reported break-ins. He said that the current fencing was inadequate and he would be contacting the owners to secure the site. He informed Members that he was systematically visiting various locations in the area to deal with illegal parking, issuing warnings and tickets where appropriate.

42. PLANNING APPLICATIONS

(a) Planning applications to be determined

The Planning, Economic Development and Regulatory Services Manager submitted a report on the following planning applications for determination -

19/0274/FUL Full: Use as Bar and Café (Use Class A3/A4) and extend opening hours at Unit 1A the Fountains, Gisburn Road, Barrowford for Mr W. Farnworth

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:

1:1250 location plan and Drawing No. 01.

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

3. The premises shall not be open for customers or any other person not employed within the business operating from the site outside the hours of 0900 and 2330 hours Monday to Sunday.

Reason: In the interests of aural and residential amenity.

4. The outside seating area to the front of the premises shall not be open for customers or any other person not employed within the business operating from the site outside the hours of 0900 and 2000 hours Monday to Sunday.

Reason: In the interests of aural and residential amenity.

5. With one month of the date of this permission details of the outside seating area including number and types of moveable seating and tables shall be submitted to and approved in writing by the Local Planning Authority. All seating and tables shall be made unavailable for use by the public in this area outside the hours of 0900 and 2000 each day.

Reason: In the interests of aural and residential amenity.

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 proposal is acceptable in this location and 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.

19/0468/HHO Full: Retention of single storey rear extension with balcony at 42 Gisburn Road, Barrowford for Mrs Clare Riding

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

(Before the vote was taken, the Planning, Economic Development and Regulatory Services Manager advised that should the application be approved with a condition restricting the use of the balcony there would be a significant risk of costs in the event of an appeal. The matter would therefore be referred to the Head of Legal Services and subject to his agreement the decision would stand referred to the Policy and Resources Committee.)

A petition with 23 signatures was handed in at the meeting opposing the recommendation to grant planning permission.

RECOMMENDATION

That planning permission be **granted** subject to a condition which would preclude the use of the roof area as a balcony.

(b) Planning Appeals

The Planning, Economic Development and Regulatory Services Manager reported that there were no new or outstanding appeals.

43. ENFORCEMENT/UNAUTHORISED USES

(a) Enforcement Action

The Head of Legal Services reported that there were no outstanding enforcement items.

(b) Complaints

The Planning, Economic Development and Regulatory Services Manager submitted a report as requested at the last meeting on the unauthorised kitchen window at a property on Ridge Lane, Roughlee.

The Committee was advised that the window positions and design differed marginally from the approved plans. This window was wider than approved and had a simple frame with no glazing bars. Although more contemporary in appearance, it did not result in an unacceptable impact upon the appearance of the building as a whole. Planning advised that the window was acceptable and it would not be expedient to take enforcement action.

RESOLVED

That the Planning, Economic Development and Regulatory Services Manager be asked to serve a breach of condition notice in respect of the house on Ridge Lane, Roughlee, requesting that the kitchen window be replaced with one that was in accordance with the approved plans, in view of its location in the Forest of Bowland Area of Outstanding Natural Beauty.

44. CAPITAL PROGRAMME 2019/20

The Housing, Health and Engineering Services Manager submitted a report on the Committee's 2019/20 Capital Programme. It was noted that there was an uncommitted balance of £5,276.

Members were asked to consider a bid from the Engineering Team seeking £3,000 for a shared-use path on Colne Road, Barrowford. There was £30,000 for a cycle route from a Section 106 Agreement for the Booths development which needed to be spent before 2021. The estimated costings for the scheme had come in slightly higher than anticipated and a further £3,000 was now needed to enable the scheme to be completed.

RESOLVED

That the request for funding for the Colne Road, Barrowford, Shared-use Path project be deferred to the next meeting to see if Booths would be willing to contribute any more to the scheme.

REASON

To enable the Capital Programme to be allocated efficiently and effectively.

45. COMMUNITY INVESTMENT FUND

Members noted the allocations made from the Community Investment Fund detailed on the agenda. There was no change since the last meeting.

46. ENVIRONMENTAL CRIME

The Environmental Services Manager submitted a report on environmental crime action for 1st April to 30th June 2019 in the Barrowford and Western Parishes area along with annual totals for 2019/20, which was noted.

47. VACANT HOUSES

The Housing, Health and Engineering Services Manager submitted a report about vacant houses in Barrowford and the Western Parishes. It was noted that there were now several empty properties in Fence which would be reported to the Empty Homes Officer.

RESOLVED

That the action being taken to manage empty houses in Barrowford and the Western Parishes area be noted.

48. ITEMS FOR DISCUSSION

Members considered adding the former Belgarth Nursing Home to the problem sites list. The Principal Development Management Officer had visited the premises with the Planning Enforcement Officer. The Environmental Health Team had asked the owners to secure the site. However, the site was easy to access and there was broken glass everywhere.

RESOLVED

That the Planning, Economic Development and Regulatory Services Manager be asked to liaise with other departments to ensure that the former Belgarth Nursing Home was properly secured and to bring a progress report to the next meeting.

REASON

In the interests of public safety and residential amenity.

Chairman.....