

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD AT HOLMFIELD HOUSE
ON 5TH SEPTEMBER, 2019**

PRESENT

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

Councillors

*C. Lioni
B. Newman
K. Turner
C. Wakeford*

Co-optees

*R. Oliver – Barrowford Parish Council
N. Goodall – Wheatley Booth 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

*P. Mousdale
K. Hughes
J. Eccles*

*Corporate Director
Principal Development Management Officer
Committee Administrator*



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

<i>Robin Willoughby</i>	<i>19/0274/FUL - Full: Change of use from farm education centre with ancillary shop and café to farm, farm shop (100sq.m.) (Use Class A1) and café (280sq.m.) (Use Class A3) at Roaming Roosters, Barrowford Road, Higham</i>	<i>Minute No.53(a)</i>
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<i>Zara Moon</i>	<i>19/0468/HHO - Full: Erection of 2 detached dwelling houses with associated parking and landscaping (Resubmission) at land adjacent to Yate House, Ridge Lane, Roughlee</i>	<i>Minute No. 53(a)</i>
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49. DECLARATION OF INTERESTS

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

50. PUBLIC QUESTION TIME

Barrowford Parish Council had received a letter from a local resident concerned about the problem with excess surface water on the road around the Clough Springs development on Wheatley Lane Road, in close proximity to the electricity sub-station. Members were asked if works could be carried out, before the rainy season, to rectify the problem.

Earlier in the year the Committee had asked the County Council to look at the culvert under the road at this location and carry out any necessary repairs. The County Council were satisfied that the culvert was working properly but that the issue appeared to be upstream. It was noted that

there was a stream in the field behind the development which appeared in wet weather and carried a lot of water down the side of the development, causing a problem.

The Chairman said that all the landowners would be contacted and encouraged to take responsibility for resolving this issue and to take appropriate action, and asked for the Housing, Health and Engineering Services Manager to submit an update to the next meeting.

A resident from Fence, who did a lot of litter picking, said that in March this year she had requested a litter/dog waste bin to be erected on the A6068 near White Lee, Higham, which she understood had been agreed, but wondered when it would be erected. Higham Parish Council had also had discussions with the Environmental Services Team about the positioning of the bin, but had not heard anything for a few months.

The Chairman said that the Environmental Services Team would be contacted and asked to arrange for the bin to be positioned on the A6068 at the earliest opportunity.

51. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 8th August, 2019, be approved as a correct record and signed by the Chairman.

52. POLICE AND COMMUNITY SAFETY ISSUES

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

	2018	2019
Burglary - Residential	5	4
Burglary - Commercial	9	2
Vehicle Crime	2	6
Hate Crime	0	0
Assaults	3	7
Theft	5	5
Criminal Damage/Arson	2	1
Other Crime	11	23
ALL CRIME	37	48
Anti-Social Behaviour	12	15

PC Dibb reported on recent crimes and anti-social behaviour and answered related questions. Two offenders had been arrested in respect of recent vehicles crimes in Barley. The Premier Shop on Gisburn Road, Barrowford would be added to the anti-social behaviour patrol route to target teenagers who were congregating outside and causing a nuisance.

53. 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 -

19/0417/FUL Full: Change of use from farm education centre with ancillary shop and café to farm, farm shop (100sq.m.) (Use Class A1) and café (280sq.m.) (Use Class A3) at Roaming Roosters, Barrowford Road, Higham for Road Engineering Ltd

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 strict accordance with the following approved plans: 19/022/1, Existing Title Plan and Proposed Title Plan.

Reason: For the avoidance of doubt and in the interests of proper planning.
3. Prior to the A1/A3 uses hereby approved being brought into use, a scheme for the widening of the site access and the off-site works of highway improvement shall have been submitted to and approved in writing the Local Planning Authority and the works shall be completed in accordance with the approved details prior to the site being open to customers.

Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before any development commences on site in the interest of highway safety.
4. Prior to the A1/A3 uses hereby approved being brought into use, a scheme for not less than 42 car parking spaces, together with separate parking areas for disabled motorists, motorbikes and turning facilities to enable vehicles to egress the site in forward gear, shall have been submitted to and approved in writing by the Local Planning Authority. The spaces shall be surfaced in a bound porous material and shall be made available for use in accordance with the approved plan prior to the site being open to customers. The spaces and manoeuvring areas shall thereafter be maintained in perpetuity with the development.

Reason: To ensure the site is served with adequate parking in the interest of highway safety.
5. Prior to the A1/A3 uses hereby approved being brought into use, a minimum of 5 cycle racks with appropriate signage shall be provided within the site, in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. The cycle racks shall thereafter be maintained in perpetuity with the development.

Reason: To provide facilities to optimise sustainable travel to the site.

6. The A1 use hereby approved shall be limited exclusively to a farm shop and that element of the development shall be used solely for the retailing of produce from land associated with the development or a product list to be agreed in writing by the Local Planning Authority.

Reason: To ensure that an unrestricted trading use is not undertaken from the premises in the interest of protecting the amenity of this rural location and without compromising retail policy designed to re-enforce established centres.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed access from the continuation of the nearer edge of the carriageway of Barrowford Road to points measured 160m in each direction along the nearer edge of the carriageway of Barrowford Road, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

Reason: To ensure adequate visibility at the site access.

8. The bistro and farm shop shall be limited to those areas shown on the approved plan "Proposed Title Plan" only and no other parts of the building shall be used for those purposes at any time.

Reason: To ensure that those elements remain ancillary to the main use of farming in order to prevent the establishment of an independent out of town retail and café facility.

9. The use hereby permitted shall not be conducted outside the hours of 8.00 to 23.00.

Reason: In order to protect the residential amenity of the occupants of residential properties.

Informative

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.

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 terms of design and materials and

would not unduly adversely impact on amenity subject to 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.

19/0535/HHO Full: Erection of 2 detached dwelling houses with associated parking and landscaping (Resubmission) at land adjacent to Yate House, Ridge Lane, Roughlee for Mr and Mrs Coates

RESOLVED

That planning permission be **refused** for the following reason –

1. The proposed development would result in a severe detrimental impact on the landscape and scenic beauty of the Area of Outstanding Beauty, by virtue of its scale, layout and design, contrary to Policy ENV1 of the Pendle Location Plan Part 1: Core Strategy 2011-2030, Paragraph 172 of the National Planning Policy Framework and the Forest of Bowland Area of Natural Beauty Supplementary Planning Guidance.

(b) Planning Appeals

The Planning, Economic Development and Regulatory Services Manager reported that one new appeal had been submitted as follows –

18/0733/OUT	Appeal against refusal of outline permission for erection of 2
19/0006/AP/REFUSE	dwelling houses (all Matters Reserved) at land to the East of
	Thorneyholme Hall, Barley New Road, Roughlee

54. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

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

55. CAPITAL PROGRAMME 2019/20

The Housing, Health and Engineering Services Manager reported that the balance of the Committee's 2019/20 Capital Programme was £5,276.

Members were asked to reconsider a bid from the Engineering Team seeking £3,000 for a shared-use path on Colne Road, Barrowford, which had been deferred from the last meeting to see if Booths would be willing to contribute more to the scheme. It was explained that the Council could not go back to Booths to request more money as the funding was part of a Section 106 Planning Agreement which was a signed and sealed agreement.

RESOLVED

That the Housing, Health and Engineering Services Manager be asked to invite tenders for the Colne Road, Barrowford, Shared-use Path project and, should further funds be required, then a bid be submitted to the Committee's Capital Programme.

REASON

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

56. COMMUNITY INVESTMENT FUND

Members noted the uncommitted Community Investment Fund allocations detailed on the agenda.

57. PROBLEM SITES

The Planning, Economic Development and Regulatory Services Manager submitted a report on problem sites in the Barrowford and Western Parishes area. A verbal update was given at the meeting reporting that wheel wash equipment had now been delivered to the Spen Brook Mill site and a parking area created for vehicles, which would improve the parking issues and reduce mud on the road. A breach of condition notice was being served in relation to the Construction Method Statement. The fencing would be checked and the site continue to be monitored.

58. OUTSTANDING ITEMS

It was noted that the following item had been requested by this Committee and that a report would be submitted to a future meeting -

- Former Belgarth Nursing home (08.08.2019)

Chairman.....