

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD ON 25TH NOVEMBER, 2020
VIA TEAMS**

PRESENT

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

Councillors

*N. McEvoy
B. Newman
K. Turner*

Co-optees

*R. Oliver – Barrowford Parish Council
N. Hodgson – Blacko Parish Council
M. Tetley– Higham with West Close Booth Parish Council
D. Heap –Barley with Wheatley Booth Parish Council
B. Murrell – Goldshaw Booth Parish Council*

Officers in Attendance

*D. Walker
K. Hughes
J. Eccles*

*Environmental Services Manager & Area Committee Co-ordinator
Principal Development Management Officer
Committee Administrator*

(Apologies were received from A. Walker.)



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

<i>Roger Hines</i>	<i>20/0421/FUL Full: Demolition of existing agricultural buildings, erection of a single storey building for use as a children’s cuddling farm and erection of a detached dwelling house and domestic garage with storage above at agricultural buildings to the east of Moss End, Spenbrook Road, Newchurch-in-Pendle</i>	<i>Minute No. 68 (a)</i>
<i>Howard Smith</i>	<i>20/0560/HHO - Full: Extension to form first floor to side and replacement roof to rear conservatory at Littlestone Edge Farm, Gisburn Road, Blacko</i>	<i>Minute No. 68(a)</i>

64. DECLARATION OF INTERESTS

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

65. PUBLIC QUESTION TIME

There were no questions from members of the public.

66. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 29th October, 2020, be approved as

a correct record.

67. POLICE AND COMMUNITY SAFETY ISSUES

There was no Police representative at the meeting. The crime statistics for October 2020 compared to the same period in the previous year, set out below, had been circulated prior to the meeting. The crime statistics for November would be circulated to members as soon as they became available.

	2019	2020
Burglary – Residential	3	3
Burglary - Commercial	1	2
Vehicle Crime	0	3
Hate Crime	0	0
Assaults	5	4
Theft	8	0
Criminal Damage/Arson	5	1
Other Crime	22	14
ALL CRIME	44	27
Anti-Social Behaviour	14	29

68. PLANNING APPLICATIONS

(a) Planning Applications for determination

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

20/0421/FUL Full: Demolition of existing agricultural buildings, erection of a single storey building for use as a children’s cuddling farm and erection of a detached dwelling house and domestic garage with storage above at agricultural buildings to the east of Moss End, Spenbrook Road, Newchurch-in-Pendle for Mr and Mrs Dewhurst

An update had been circulated prior to the meeting following receipt of a letter from the National Farmers’ Union in support of the application.

RESOLVED

That planning permission be **granted** subject to a condition limiting access to the general public and 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: 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: A0.0 Rev A, A1.2, A1.3, A1.4, A1.5 Rev A, A1.6, A1.7, A2.1.

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

3. Prior to the commencement of above ground works involved in the erection of the external walls of the development samples of the external materials to be used in the construction of the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter times be carried out in strict accordance with the approved materials.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area.

4. All windows and doors in the dwelling hereby approved shall be set back from the external face of the walls by 75mm.

Reason: In order to protect and preserve the character and appearance of the area.

5. Notwithstanding the provisions of Use Class D1 of the Town & Country Planning (Use Classes) Order 1987 (as amended), or any statutory instrument revoking and re-enacting that Order with or without modification, the D1 use of the building shall be limited to the classroom and associated staff room, corridor, entrance lobby, reception and toilet facilities detailed in plan No. A1.6, all other areas of the proposed farm building shall be use for or ancillary to the accommodation of animals or other agricultural use.

Reason: To protect the vitality and viability of the Borough's town centres.

6. The development hereby approved shall not be occupied unless and until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme 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 and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
- c. an outline specification for ground preparation;
- d. all proposed boundary treatments with supporting elevations and construction details;
- e. all proposed hard landscape elements and pavings, including layout, materials and colours;
- f. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety 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.

7. Prior to first occupation the dwelling shall have an electric vehicle charging point installed.

Reason: To ensure that the development supports sustainable transport modes.

8. 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, G & H 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 character of the building and scenic beauty of the AONB.

9. A scheme for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use of the dwelling or farm building. The scheme shall provide for separate systems for foul and surface waters and the drainage for the dwelling shall be constructed and completed in accordance with the approved plans before the use of the building it serves commences.

Reason: To control foul and surface water flow disposal and prevent flooding.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 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 over 0.9m above road level. The visibility splays 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 access track from the continuation of the nearer edge of the carriageway of Spenbrook Road to points measured 49m (southbound) and 41m (northbound) along the nearer edge of the carriageway of Spenbrook Road, from the centre line of the access, and shall be constructed and maintained at 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.

11. The use of the development shall not commence unless and until a scheme has been submitted to, and approved in writing by, the Local Planning Authority for the creation of two passing places on the access track from Spenbrook Road the passing places shall be constructed prior to first use of the approved development and thereafter maintained free from obstruction and available for passing purposes.

Reason: In the interest of highway safety.

12. The proposed development should not be brought into use unless and until the parking areas shown on the approved plans have been constructed, laid out and surfaced. The parking areas shall thereafter always remain available for the parking of vehicles associated with the development.

Reason: In order to ensure satisfactory levels of parking are achieved within the site.

13. The educational/cuddling farm use hereby approved shall at all times be operated ancillary to the Bright Futures Nursery sites at Clitheroe, Barnoldswick and Crawshawbooth or other named educational establishment/s that have been submitted to and approved in writing by the Local Planning Authority. It shall only be attended by children registered at those establishments and shall not be open to the general public. A register shall be maintained of the main educational establishment of the children attending the site and shall be made available at all reasonable times to the Local Planning Authority.

Reason: This would be an unsuitable location for unlimited access by the general public and does not have adequate parking and access arrangements to accommodate use by the general public.

Note: The grant of planning permission does not entitle a developer to obstruct a right of way. The development may affect the setting of Public Footpaths 20, 40 and 42 (Goldshaw Booth).

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 use is acceptable in accordance with the policies of the Pendle Local Plan Part 1: Core Strategy and 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.

20/0560/HHO Full: Extension to form first floor to side and replacement roof to rear conservatory at Littlestone Edge Farm, Gisburn Road, Blacko for Mr Howard Smith

RESOLVED

That consideration of the application be **deferred** to the next meeting to await the comments of Blacko Parish Council.

(b) Planning Appeals

The Planning, Economic Development and Regulatory Services Manager submitted a report on outstanding planning appeals as at 17th November 2020.

69. ENFORCEMENT ACTION

The Head of Legal Services submitted a report on enforcement action in the Barrowford and Western Parishes area which was noted. The Principal Development Management Officer said that she had visited Dabs House and could report that the kitchen/dining room window had not been replaced. The property was in the process of being sold and this issue would be taken up with the new owners in due course.

70. CAPITAL PROGRAMME 2020/21

The Housing, Health and Engineering Services Manager submitted a report on the Committee's 2020/21 Capital Programme for information.

71. RE-OPENING OF PENDLE'S TOWN CENTRES

An email to members of the Committee from the Planning, Economic Development and Regulatory Services Manager reminded Members that the total ERDF funding allocated to this Committee was £6,477. No spending has been committed to date. The Committee's attention was drawn to the need to spend this funding by 31st March, 2021.

£35,000 of Pendle funding had also been made available for Town Centres. The allocation for this Committee was £3,700 with none spent so far.

At the last meeting it was agreed that Barrowford Parish Council would discuss with Pendle Heritage Centre the possibility of commissioning a promotional booklet/guide on Barrowford using ERDF funding from this Committee. However, no progress had been made.

RESOLVED

That the Barrowford and Western Parishes Councillors arrange a Teams meeting with Barrowford Parish Council and other relevant persons as a matter of urgency to look at what had worked in other towns and to agree how to put to best use the ERDF and Pendle Council town centre funding for Barrowford.

REASON

To help the recovery of Barrowford Town Centre.

Chairman.....