

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD ON 7TH JANUARY, 2021
VIA TEAMS**

PRESENT

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

Councillors

*C. Lioni
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
A. Walker – Roughlee Booth Parish Council*

Police

*PC M. Dibb
PCSO K. Wisniowska*

Officers in Attendance

<i>D. Walker</i>	<i>Environmental Services Manager & Area Committee Co-ordinator</i>
<i>K. Hughes</i>	<i>Principal Development Management Officer</i>
<i>J. Eccles</i>	<i>Committee Administrator</i>

(Apologies were received from R. Donovan and Councillor N. McEvoy.)



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

<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.76(a)</i>
<i>Phil Holden</i>	<i>20/0707/FUL - Full: Erection of 3 dwellinghouses at Land south west of Whiteholme, Barrowford</i>	<i>Minute No. 76(a)</i>
<i>Becky Murrell Stuart Forshaw Robin Willoughby</i>	<i>20/0749/FUL – Full: Conversion of Barn to 2 No. holiday lets and the siting of 5 No. holiday cabins (Re-submission) at Stone Fold Farm, Stump Hall Road, Higham</i>	<i>Minute No.76(a)</i>
<i>Denis Morton</i>	<i>20/0757/LHE - Permitted Development Notification (Proposed Larger Home Extension): Erection of single storey flat roof extension to the rear (8m Length, 3m eaves height and 3.3m overall height) at 19 Acresbrook Road, Higham</i>	<i>Minute No.76(a)</i>

72. DECLARATION OF INTERESTS

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

Councillor C. Lioni declared a pecuniary interest in planning application 20/0757/LHE - Permitted Development Notification (Proposed Larger Home Extension): Erection of single storey flat roof extension to the rear (8m Length, 3m eaves height and 3.3m overall height) at 19 Acresbrook Road, Higham.

73. PUBLIC QUESTION TIME

There were no questions from members of the public.

74. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 25th November, 2020, be approved as a correct record.

75. POLICE AND COMMUNITY SAFETY ISSUES

PC Dibb and PCSO K. Wisniowska attended the meeting and answered questions on the following crime statistics for December 2020 compared to the same period in the previous year. The November figures had also been circulated to Members.

	2019	2020
Burglary – Residential	3	1
Burglary - Commercial	1	1
Vehicle Crime	5	2
Hate Crime	0	0
Assaults	3	7
Theft	4	3
Criminal Damage/Arson	1	5
Other Crime	17	17
ALL CRIME	34	36
Anti-Social Behaviour	11	20

There had been some farm theft in the area, and 3 people had been detained in relation to some of these offences.

Discussions focussed on problems in Barley with an influx of people visiting by car and inappropriate car parking. D. Heap reported that the car park and toilets were now closed in line with the Government's message to Stay at Home.

The Parish Council had agreed a new road lining scheme with LCC which included 2 passing places on Barley Lane (Pendle Hill) and 3 on Barley Road (to Roughlee). Double yellow lines were also to be introduced at the Village Hall junction, through the "S" bends on Barley Road and at the entrance to Whitehough. They hoped they would be installed soon.

76. 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 -

20/0560/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 planning permission be **refused** for the following reason –

1. The design of the proposed extension is poor and the scale of the extension is disproportionate to the existing dwellinghouse and would result in a bulky addition, prominent from public viewpoints within the open countryside. The proposal also fails to take opportunities for improving the character and quality of the area. The development would therefore be contrary to Policy ENV2 of the Pendle Local Plan Part 1: Core Strategy and Paragraph 130 of the National Planning Policy Framework.

20/0643/TDC Technical Details Consent: Residential development approved under 20/0203/PIP at Land to the south west of Goldshaw Court, Well Head Road, Newchurch in Pendle for Mr Steven Barnes

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: 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:

ADM/20/08/05B, ADM/20/08/04B, ADM/20/08/03B, ADM/20/08/02 and Topographical Survey Plan.

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

3. Prior to the commencement of development samples of all the boundary treatment and all hard surfacing, including parking areas and paving of the development hereby approved, 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. Prior to the commencement of development samples of all the external materials to be used in the construction of the dwellings roof, walls, colour and finish of the windows and doors of the development hereby approved, 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.

5. Prior to the commencement of development, a scheme of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

6. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

7. The recommendations detailed in the Phase 1 Habitat Survey undertaken by Pennine Ecological dated July 2020 be carried out prior to any above ground works 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 natural species and their habitats.

8. Prior to the commencement of development a scheme for the construction of the site access shall be submitted to and approved in writing by the Local Planning Authority. All works shall be implemented in accordance with the approved scheme.

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.

9. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud being carried onto the highway to the detriment of road safety.

10. 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 over 0.9m above the road level, within the visibility splays on Well Head Road. 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 each proposed access from the continuation of the nearer edge of the carriageway of Well Head Road to points measured 32m (northbound) and 39m (southbound) to the centre of the carriageway of Well Head Road, from the centre line of each access, and shall be constructed and maintained at verge level.

Reason: To ensure adequate visibility at each site access.

11. The garages hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the dwellings and shall not be used for any purpose that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order amending or revoking and re-enacting that order.

Reason: To ensure that adequate parking provision is retained on site.

12. Prior to first occupation each dwelling shall have an electric vehicle charging point.

Reason: To encourage sustainable travel.

13. The car parking shown on the approved plans shall be constructed, laid out and surfaced in a bound porous material and made available prior to the first occupation of any house. The spaces shall thereafter at all times be retained for the parking of cars associated with the occupants of the dwelling.

Reason: In order to ensure the site is provided with adequate off street parking in the interests of highway safety.

14. The windows in the ground floor side elevations and first floor side elevations of both dwellings hereby permitted shall at all times be glazed only with obscure glass of Level 4 or above. Any replacement glazing shall be of an equal degree of obscurity and the windows shall be hung in such a way as to prevent the effect of obscure glazing being negated by way of opening.

Reason: In order to protect and preserve the privacy and amenity of the occupiers of the adjoining dwelling.

15. 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 and E 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 significance of the heritage assets.

INFORMATIVE

1. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as the Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to, the construction of the access to an appropriate standard, including tie-in to the carriageway, and re-location of a highway gully. 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 by email on developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

2. This consent does not give approval to a connection being made to Lancashire County Council's highway drainage system.

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 and National Planning Policy 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.

20/0646/FUL Full: Conversion of Barn to 2 No. dwelling houses and erection of a detached double garage at Ogden Hill Farm, Barley Lane, Barley for Mr Stephen Slater

A planning update reported receipt of amended plans reducing the number of new window openings proposed, replacing upper floor windows with rooflights. The amended design fully resolved the issues raised in the report and was considered acceptable. The recommendation was therefore changed from Delegate Grant Consent to Approve.

RESOLVED

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

1. The design of the proposed development would not acceptably preserve the original agriculture character of the site, it would represent poor design that would cause unacceptable harm to character and the visual amenity of the area and the landscape, scenic beauty of the Forest of Bowland AONB contrary to policies ENV1, ENV2 and LIV5 of the Pendle Local Plan Part 1: Core Strategy and paragraphs 130 and 172 of the National Planning Policy Framework.

20/0707/FUL Full: Erection of three dwellinghouses at Land south west of White Holme, Barrowford for Pinnacle View Homes

A planning update reported that the agent had confirmed that the drainage issues had been resolved with UU following investigation of the surface water hierarchy. The recommendation to Delegate Grant Consent still stood.

RESOLVED

That this item be **deferred** to the next meeting.

20/0749/FUL Full: Conversion of Barn to 2 No. holiday lets and the siting of 5 No. holiday cabins (Re-submission) at Stone Fold Farm, Stump Hall Road, Higham for Mrs Daisy Whitehouse

RESOLVED

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

1. The development would result in unacceptable harm to the landscape and scenic beauty of the Forest of Bowland Area of Outstanding Natural Beauty contrary to policies ENV1, ENV2 and WRK5 of the Pendle Local Plan Part 1: Core Strategy, the guidance of the Supplementary Planning Guidance: Forest of Bowland AONB and paragraph 172 of the National Planning policy Framework.

20/0757/LHE Permitted Development Notification (Proposed Larger Home Extension): Erection of single storey flat roof extension to the rear (8m length, 3m eaves height and 3.3m overall height) at 19 Acresbrook, Higham for Mr J. Townsend

(Councillor C. Lioni declared a prejudicial interest in this planning application and withdrew from the meeting during the discussion.)

A planning update reported additional comments from the occupants of No 1 Copthurst Avenue. The recommendation still stood to approve. A letter objecting to this extension from residents of 2, 4 and 5 Copthurst Avenue, Higham was read out on their behalf.

RESOLVED

That the Permitted Development Notification be **refused** due to the adverse impact of the 8m long extension upon the rear habitable room windows/doors of the adjacent neighbouring property no. 1 Copthurst Avenue.

(b) Planning Appeals

The Planning, Economic Development and Regulatory Services Manager submitted a report on outstanding planning appeals as at 4th December 2020.

77. ENFORCEMENT ACTION

The Head of Legal Services submitted a report on enforcement action in the Barrowford and Western Parishes area which was noted.

78. CAPITAL PROGRAMME 2020/21

The Housing, Health and Engineering Services Manager reported that the unallocated sum of the Committee's 2020/21 Capital Programme was £16.

Members discussed a request from Pendle Scouts Club to use the £2,000 grant allocated by this Committee on 1st October 2020 for an outdoor shelter for IT equipment instead, in view of the current restrictions.

RESOLVED

That Pendle Scouts Club be informed that the £2,000 grant from this Committee could be used for IT equipment.

REASON

To support the work of Pendle Scouts Club with young people.

79. RE-OPENING OF PENDLE'S TOWN CENTRES

An update was given on suggested ways of promoting Barrowford with leaflets, a webpage and communications using social media. However, it was noted that since the last meeting, Pendle had gone into Tier 4 and now a lockdown and so many of the shops and businesses were not now open. Members felt that they needed a little longer to reconsider the proposals. Although there were concerns that left too long, the ERDF funding could be reallocated to other area committees to ensure that the funding was utilised. The position was expected to be clearer following a Management Team meeting on Tuesday.

RESOLVED

That a meeting of the Reopening Barrowford Town Centre Working Group be arranged on Tuesday 12th January at 2pm to finalise proposals for use of the ERDF funding for the re-opening of Barrowford Town Centre, and for the Environmental Services Manager to report back any update from the Council's Management Team meeting.

REASON

To ensure that the ERDF funding available to support the re-opening of town centres be used.

80. ENVIRONMENTAL BLIGHT

It was reported that there were no existing environmental blight sites in Barrowford. Members were reminded that any new sites should be reported to Tricia Wilson or Julie Whittaker including a contact name and contact details with a brief description of the site and the problem.

81. EXCLUSION OF PUBLIC AND PRESS

Members agreed to exclude the public and press from the meeting during the following item of business in pursuance of the power contained in Section 100(A) (4) of the Local Government Act, 1972 as amended when it was likely, in view of the nature of the proceedings or the business to be transacted, that there would be disclosure of exempt information which was likely to reveal the identity of an individual.

82. PROBLEM SITES

The Planning, Economic Development and Regulatory Services Manager submitted a report for information on problem sites in the Barrowford and Western Parishes area, which was noted.

Chairman.....