

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD ON 31ST MARCH, 2021
VIA TEAMS**

PRESENT

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

Councillors

*C. Lioni
B. Newman
K. Turner*

Officers in Attendance

*D. Walker
K. Hughes
J. Eccles*

Co-optees

*N. Hodgson – Blacko Parish Council
R. Oliver – Barrowford Parish Council*

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

(Apologies were received from A. Walker, D. Heap and Councillor N. McEvoy.)



The following person attended and spoke at the meeting on the item indicated –

<i>Paula Fitzgerald</i>	<i>21/0062/FUL - Full: Erection of detached two storey dwelling at Caspers Fold, Francis Avenue, Barrowford</i>	<i>Minute No. 107(a)</i>
-------------------------	---	--------------------------

103. DECLARATION OF INTERESTS

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

104. PUBLIC QUESTION TIME

There were no questions from members of the public.

105. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 4th March, 2021, be approved as a correct record.

106. POLICE AND COMMUNITY SAFETY ISSUES

The following crime statistics for March 2021 (up to 29th March) compared to the same period in the previous year had been circulated prior to the meeting.

	2020	2021
Burglary – Residential	3	0
Burglary - Commercial	1	1
Vehicle Crime	4	2

Barrowford and Western Parishes Committee (31.03.2021)

Hate Crime	0	0
Assaults	5	6
Theft	2	1
Criminal Damage/Arson	4	3
Other Crime	12	14
ALL CRIME	31	27
Anti-Social Behaviour	22	29

The Police were not able to attend the meeting. Members had a couple of concerns about the number of assaults recorded in the crime statistics and some cases where youngsters had been served FPNs of £200 for breaking Covid-19 restrictions, which they said they would take up directly with PC M. Dibb.

It was noted that there had been a lot of people in Barrowford Park in view of the restrictions being lifted on Monday and the good weather. Unfortunately this had resulted in some large groups congregating, drinking and some unruly behaviour.

RESOLVED

That the Police be asked to strengthen their patrols in Barrowford Park.

107. PLANNING APPLICATIONS

(a) Planning applications for determination

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

20/0858/FUL Full: Erection of a single storey extension to the side of the property raising the ridge height to form a second storey for habitable accommodation at 4 Wheatcroft Avenue, Fence for Mr and Mrs Morning

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: Existing Elevations 1:50, Existing Floor Plan 1:50, Location Plan 1:1250, Proposed Floor Plans 1:50 9/3/21, Proposed Elevation Plan 1:50 8/3/21 and Proposed Site Plan 1:100 9/3/21.

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

3. Prior to any above ground development occurring samples of the external facing materials, roof coverings and fenestration features to be used in the construction of the development hereby permitted (notwithstanding any details shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure the materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

4. The window in the first floor south west front elevation of the development hereby permitted shall at all times be glazed only with obscure glass of, or equivalent to, Pilkington Level 4 or above. Any replacement glazing shall be an equal degree of obscurity. The window shall be hung in such a way so 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.

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 is acceptable in terms of policy, design, amenity and highway safety. 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.

21/0062/FUL Full: Erection of detached two storey dwelling at Caspers Fold, Francis Avenue, Barrowford for Mr Martin Baldwin

An update had been circulated prior to the meeting recommending slight changes to conditions 9 and 11.

RESOLVED

That planning permission be **granted** subject to the following conditions and an additional condition restricting use of the garage -

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: Location Plan, Ref: ADM/20/49/04
Site Plan, Ref: ADM/20/49/03 Rev A
Proposed Floor Plans & Elevation Plans, Ref: ADM/20/49/01 Rev A

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

3. All the external materials to be used in the elevations and roof of the development hereby permitted shall be as stated on the application form and approved plans and there shall be no variation without the prior written consent of the Local Planning Authority.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

4. The dwelling shall not be occupied unless and until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority and has been fully installed and completed in accordance with the approved details.

The drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
- (iii) A timetable for its implementation.
- (iv) Details of how foul and surface water will be disposed of.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

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.

5. All windows shall be set back from the external face of the walls by a minimum of 70mm.

Reason: To ensure a satisfactory appearance to the development in the interest of visual amenity.

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To identify contamination from previous uses, ensure any remediation is undertaken and safeguard future uses, occupiers and the environment beyond

7. The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and 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 including the replacement trees for those which have been removed, 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 approved form 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.

8. The proposed development should not be brought into use unless and until the parking area shown on the approved plans has been constructed, laid out and surfaced in bound porous materials. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling.

Reason: In order to ensure satisfactory levels of off-street parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.

9. 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, E & F of Part 1 and Class A & B 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 residential amenity and to ensure the trees are not unduly impacted.

10. Before any dwelling unit is occupied waste containers shall be provided and shall be stored to the rear of the property.

Reason: To ensure adequate provision for the storage and disposal of waste.

11. No development shall take place, including any works of demolition, 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) Wheel washing facilities
- v) Details of working hours

Reason: In the interests of highway safety and amenity.

Informative:

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

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 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, Economic Development and Regulatory Services Manager submitted a report on outstanding planning appeals for information. It was noted that the appeal decision for 20/0560/HHO had recently been allowed with conditions.

108. ENFORCEMENT ACTION

The Head of Legal Services submitted a report on enforcement action in the Barrowford and Western Parishes area which was noted. A further update was given at the meeting.

109. CAPITAL PROGRAMME 2020/21

The Housing, Health and Engineering Services Manager reported that the balance for the Committee's 2020/21 Capital Programme was £546.

110. TRAFFIC LIAISON MINUTES

The minutes of the Traffic Liaison Meeting held on 25th February 2021 were submitted for information.

RESOLVED

That clarification be sought on the location of the Barrowford Road Toucan Crossing that LCC would shortly be consulting on, that was mentioned in the minutes.

REASON

To enable Members of the Committee to give their views on the proposed location of the new toucan crossing on Barrowford Road.

111. RE-OPENING OF BARROWFORD TOWN CENTRE

The Planning, Economic Development and Regulatory Services Manager submitted a report on the Re-opening the High Streets Safely Fund (RHSSF) for the re-opening of Barrowford town centre.

It was noted that out of £6,480 RHSSF funding allocated to Barrowford, £5,473 had either been spent or committed. Due to their being no Committees until after Annual Council in May it was suggested that arrangements be put in place to enable the remaining grant funding to be spent in Barrowford over the coming weeks.

Cllr K. Turner gave an update on discussions with retailers and businesses in the town centre about the webpage *cometobarrowford.com* and how they would like to continue using and updating the webpage with videos etc after 30th June 2021.

RESOLVED

- (1) That the Planning, Economic Development and Regulatory Services Manager arrange for £270 of the RHSSF funding to be spent on 20 posters for the high street and £33 for 100 A5 stay safe printed leaflets for display in shop windows.
- (2) That decisions on the remaining spend on projects for Barrowford be delegated to the Planning, Economic Development and Regulatory Services Manager in consultation with the Chairman of this Committee.
- (3) That the responsibility for maintaining and updating the webpage *cometobarrowford.com* be passed to the Barrowford traders' working group on 1st July, 2021.

REASON

- 1. To allow the remaining RHSSF funding to be spent by the 30th June deadline.***
- 2. To help provide a safe environment for shoppers and traders in Barrowford.***
- 3. To enable the webpage to continue for the benefit of local businesses and retailers.***

112. STREET NAMING AND NUMBERING APPLICATION: DEVELOPMENT AT TROUGH LAITHE, BARROWFORD

The Housing, Health and Engineering Services Manager submitted a report seeking agreement on six suitable street names for the housing development at Trough Laithe, Barrowford. Barrowford Parish Council had discussed this item and suggested a number of names which had been circulated to Members prior to the meeting for consideration.

RESOLVED

That the following six street names be used by the developer – Trough Laithe Road (for the spine road), then Jobson Road, Wheatley Carr, Copper Coin Close, Laund Chase and Ethel Carnie Road for the other ones.

REASON

To ensure that the access streets are given suitable names for their location.

Chairman.....