

**NOTE OF MEETING RE. WORK AT TROUGH LAITHE,  
BARROWFORD  
HELD ON  
MONDAY 4<sup>TH</sup> OCTOBER, 2021  
AT 5.00 P.M.  
AT HOLMEFIELD HOUSE, GISBURN ROAD, BARROWFORD, BB9  
8ND**

**PRESENT**

Councillor Linda Crossley - Chairman in the Chair – Pendle Borough Council  
Councillor Nadeem Ahmed – Pendle Borough Council  
Councillor Carlo Lioni – Pendle Borough Council  
Joanna Allen – Northstone  
Emmy Martin - Northstone  
Robert Oliver – Barrowford Parish Council  
Andrew Stringer – Barrowford Parish Council  
Iain Lord – Barrowford Parish Council  
Kathryn Hughes – Pendle Borough Council  
Lee Johnson – Pendle Borough Council  
Michael Duck – Pendle Borough Council  
Jessica Robinson – Pendle Borough Council

**APOLOGIES**

Will Lewis – Pendle Borough Council

**ITEMS DISCUSSED**

**1. Lack of notification of work going on that can affect residents**

On the issue of the closure of Footpaths 31 and 33, Northstone (NS) had not given notification on the closure of Footpath 31 as it was not under their control, they themselves also were not aware of the closure. Electricity North West had closed the footpath to undertake electrical works. With regards notification on the closure of Footpath 33, NS accepted that communication could have been better even in spite of the difficulties last year due to the Covid-19 Pandemic.

**2. Lack of communication with adjoining residents and the village of Barrowford as a whole**

Emmy Martin, Contracts Manager at NS has agreed to deal with any construction and site issues as they arise. Contact details will be provided. Furthermore, Jessica Robinson will become the key contact at Pendle Borough Council (PBC) and will be kept up to date as much as possible, will receive communications at

key stages where disturbance is possible and will be provided with overall timescales for works. NS agreed to look into using Barrowford Then and Now on Facebook to improve communication further.

### **3. Appearance of lack of respect for the village**

Contractors and Site Staff are and will continue to be reminded through regular meetings to be respectful to residents and when using businesses and services in the village.

### **4. Piling noise and vibrations**

The hours during which piling works can be undertaken have been reduced. Also, steel tubular piles are now being used instead of concrete piles to minimise noise and disturbance and this has been done at a cost to NS. It is not viable for any other type of piles to be used. The piling works are not going to be long-term and NS have agreed to give notification of timescales.

### **5. Noise from reversing construction vehicles between 8am and 4pm, every day**

Whilst NS empathise with residents this is a Health and Safety requirement. Having said that NS are committed to striking a balance. Contractors are told to avoid any unnecessary turning and reversing and will continue to be reminded through regular meetings. Should there be any noise prior to 8am a Commercial noise nuisance complaint can be made via PBC's website at [Commercial noise | Noise nuisance | Pendle Borough Council](#) or by telephoning its Contact Centre on 01282 661661. No complaints have been received to date.

### **6. Development name**

Keld is a NS marketing name and cannot be changed. A street plan is now available and can be provided by NS or requested from [mark.hunting@pendle.gov.uk](mailto:mark.hunting@pendle.gov.uk).

### **7. Tree felling**

All tree felling work has been undertaken in full accordance with the approved plans and assessments. The large trees that have been felled were of poor quality and coming to the end of their life. The trees that have been removed will be replaced by a good variety of species, 95% of which will now be native, towards the end of the development. Patches of woodland will also be planted to ensure continuity of tree cover for years to come. NS accept that the speed at which the felling works were undertaken due to the bird nesting season was not ideal and have learned from this.

All documents relating to the development and the approved plans are available to view on the Planning Portal on PBC's website at [Simple Search \(pendle.gov.uk\)](#) and by entering Trough Laithe as a keyword.

## **8. Breaches of Condition**

All Breaches of Condition complaints are being investigated and so far no breaches have been found. PBC's Planning Manager recently undertook a site visit and was satisfied that everything is being done in accordance with the approved plans. Issues with changes in land levels and retaining walls are still being investigated by PBC's Planning Enforcement Officer.

## **9. Detrimental effect on Conservation Area**

NS made reference to the Landscape Visual Impact Assessment drawings that are available on PBC's Planning Portal and recommended that they are viewed.

The materials used for the development have been agreed by PBC's Conservation Officer so that they 'blend in' i.e, dry stone walls rather than retaining walls.

## **10. Future of the upper part of the site**

The upper part of the site is not owned by NS, it is owned by Peel L&P. It isn't known what Peel L&P intend for the upper part of the site but any development of it would require a Reserved Matters application to be made.

## **11. Environment**

The main issues were dust clouds and wheel washing. With regards the dust clouds, the area has been dampened down but the soil has been drying quickly. Works have been stopped when it has been too dusty. A jet wash has been made available but not a wheel washer due to space restrictions and the fact that the road is owned by Peel L&P. PBC's Planning Manager noted the amounts of mud on the road during his site visit which needs to be kept on top of, NS agreed to increase the number of roadsweepers in the problem areas.

## **12. Issues around sustainability**

As there were no specific issues to discuss NS spoke of their commitment to making their homes and developments as sustainable as possible through using exhaust air heat pumps and PV panels, installing Electric Vehicle Charging Points and introducing a Travel Plan details of which can be found on PBC's Planning Portal.