

**MINUTES OF A MEETING OF  
BARROWFORD AND WESTERN PARISHES COMMITTEE  
HELD ON 8<sup>TH</sup> JUNE, 2022  
AT NELSON TOWN HALL**

*PRESENT*

*Councillor N. Ahmed – Chairman (in the Chair)*

**Councillors**

*B. Newman  
M. Stone*

**Co-optees**

*D. Heap – Barley with Wheatley Booth Parish Council  
R. Oliver – Barrowford Parish Council  
N. Hodgson – Blacko Parish Council  
R. Willoughby – Higham-with-West-Close Booth Parish Council  
D. Hall – Old Laund Booth Parish Council*

**Officers in Attendance**

*W. Forrest  
N. Watson*

*Housing Needs Manager (Area Co-ordinator)  
Planning, Economic Development and Regulatory Services  
Manager  
Committee Administrator*

*J. Robinson*

*(Apologies were received from Councillor C. Lioni, A. Macadam, Goldshaw Booth Parish Council and A. Walker, Roughlee Booth Parish Council.)*



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

<i>Thomas Binns</i>	<i>22/0166/FUL - Full: Change of use of agricultural land to tourist accommodation and the installation of four glamping pods together with access arrangements, parking, landscaping and planting at Higher Grange Farm, Barley Lane, Barley</i>	<i>Minute No. 25(a)</i>
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<i>Anne Hagan David Judge Janet Thomas Sue Nike</i>	<i>22/0197/FUL - Full: Major: Erection of residential development of 79 dwellings and estate infrastructure, including construction of new access from Wheatley Lane Road plus ancillary open space and landscaped areas at Land to the North East of St. Thomas Church, Wheatley Lane Road, Barrowford</i>	<i>Minute No. 25(b)</i>
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**20. APPOINTMENT OF VICE-CHAIRMAN**

**RESOLVED**

That Councillor M. Stone be appointed Vice-Chairman of this Committee for the municipal year 2022/23.

**21. DECLARATION OF INTERESTS**

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

**22. PUBLIC QUESTION TIME**

A resident spoke about a bollard outside The Village Greek & Grill Restaurant on Gisburn Road, Barrowford that had been knocked over approximately six months ago and asked for something to be done about it. The Chairman advised that the matter would be raised with the appropriate Officers.

**23. MINUTES**

**RESOLVED**

That the Minutes of this Committee, at the meeting held on 11<sup>th</sup> May, 2022, be approved as a correct record and signed by the Chairman.

**24. POLICE MATTERS AND COMMUNITY SAFETY ISSUES**

The following crime statistics for May, 2022 compared to the same period in the previous year had been circulated prior to the meeting. The Police were not able to attend this meeting.

<b>MAY</b>	<b>2021</b>	<b>2022</b>
Burglary – Residential	0	0
Burglary – Commercial	0	3
Vehicle Crime	0	1
Hate Crime	0	0
Assaults	11	8
Theft	1	5
Criminal Damage	4	3
Other Crime	15	32
<b>ALL CRIME</b>	<b>31</b>	<b>52</b>
Anti-Social Behaviour	12	14

The crime figures for May were showing increases in most areas and in All Crime in particular. Members were not certain of what All Crime actually meant and felt clarification on this should be sought along with an explanation for the significant increase.

**RESOLVED**

That PC L. Bolton be requested to clarify what is meant by All Crime and further provide an explanation for the significant increase in such crime during May, 2022 compared to the same period in 2021.

**25. PLANNING APPLICATIONS**

**(a) Planning applications for determination**

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

**21/0885/FUL Full: Major: Erection of 3 No. Industrial Buildings forming 8 units (3,577sq.m.) (Mixed Use Classes E/B2/B8) at Land to the North East of Vantage Court, Riverside Way, Barrowford for Barnfield Contractors UK Ltd.**

**RESOLVED**

That determination of the application be **deferred** to the next meeting to allow for the receipt of acceptable details in response to Lancashire County Council Highway and Lead Local Flood Authority comments.

**22/0131/FUL Full: Major: Erection of a B2 Industrial Building (2952 sq.m.), formation of 62 space car park and diversion of Footpath 13-15-FP-93 at Land to the South West of Churchill Way, Brierfield for Lancashire Steel Buildings Ltd.**

An update was circulated prior to the meeting reporting that an acceptable noise assessment had since been submitted and, as such, the recommendation to delegate grant consent had been altered to approve.

**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:

Location Plan – HEAP/02 Dwg 01  
Proposed Footpath Plan – HEAP/02 Dwg 02  
Proposed Site Plan - HEAP/02 Dwg 03  
Proposed Floor Plans – HEAP/02 Dwg 05  
Proposed Elevations Sheet 1 – HEAP/02 Dwg 06  
Proposed Elevations Sheet 2 – HEAP/02 Dwg 07  
Proposed Site Sections – HEAP 02/Dwg 08

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

3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission 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. Before the development hereby approved is first brought into use the site access road shall be hard surfaced and marked out as indicated on the approved plan to the satisfaction of the Local Planning Authority.

**Reason:** In the interests of highway safety.

5. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land measured 2.4 metres back from the give way line of both the car park access and service vehicle access road to a point 43 metres in both directions to the nearside kerb of the access road, any building, wall, fence, hedge, tree, shrub or other device higher than one metre above the carriageway.

**Reason:** In the interests of highway safety.

6. Before the development hereby approved is first brought into use the car, cycle, motorcycle parking, electric vehicle charging and service yards and manoeuvring areas shall be completed and marked out as indicated on the approved plan to the satisfaction of the Local Planning Authority. The car park shall be made available at all times that the premises are in use for the parking of staff and visitors' cars. The service yards shall be made available at all times for the loading/unloading of goods and the manoeuvring of large vehicles, as shown on the swept path analysis.

**Reason:** In order to ensure that there is adequate car parking provision, loading/unloading and manoeuvring areas clear of the public highway in the interests of the safety of users of the highway.

7. Prior to the first occupation of the development hereby approved a scheme for the provision of bat boxes and barn owl boxes shall have been submitted to, approved in writing by the Local Planning Authority and fully implemented thereafter.

**Reason:** To ensure protection of the habitat of bats and barn owls which are protected under the Wildlife & Countryside Act, 1981.

8. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

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

9. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment (4th November 2021 / EVY0945 / EdenvaleYoung – Revision A).

The measures shall be fully implemented prior to the first use of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

**Reason:** To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

10. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site specific flood risk assessment and indicative surface water sustainable drainage strategy submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly. The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the:
- i. 100% (1 in 1-year) annual exceedance probability event;
  - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance.
  - iii. 1% (1 in 100-year) annual exceedance probability event + 40% climate change allowance.
- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
  - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all proposed surface water drainage systems up to and including the final outfall;
  - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
  - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
  - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
  - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;

- vii.** Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
- c)** Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.
- d)** Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.
- e)** Evidence of an agreement in principle with the third party to connect to the off site surface water body. The sustainable drainage strategy shall be implemented in accordance with the approved details.

**Reason:** To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

- 11.** No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority. The details of the plan to be submitted for approval shall include for each phase, as a minimum:
- a)** Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.
  - b)** Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

**Reason:** To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework.

- 12.** The commencement of use of the development shall not be permitted until a site specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a)** A timetable for its implementation;
- b)** Details of SuDS components and connecting drainage structures, including watercourses and their ownership, and maintenance, operational and access requirement for each component;
- c)** Pro-forma to allow the recording of each inspection and maintenance activity,

- as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
  - e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
  - f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
  - g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

**Reason:** To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.

13. The commencement of use of the development shall not be permitted until a site specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

**Reason:** To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

14. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes 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 in accordance with BRE365;
  - (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);
  - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

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

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

15. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

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

16. 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 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.

17. All works involving excavation of soil, including foundations and the laying of services, within the recommended distance calculated under the BS 5837 (2005) of the trees to be retained on the site, shall be dug by hand and in accordance with a scheme of works which has been submitted to and approved by the Local Planning Authority, prior to the commencement of works.

**Reason:** To protect the trees in the interest of the amenity of the area.

18. Unless approved in writing by the Local Planning Authority no ground clearance, demolition, or construction work shall commence until protective fencing, to BS 5837 : 2005



at least 1.25 metres high securely mounted on timber posts firmly driven into the ground has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land, and no work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with this condition. The fencing shall be located at least 1.00 metre beyond the protected area detailed in BS 5837. Within the areas so fenced, the existing ground level shall be neither raised nor lowered. Roots with a diameter of more than 25 millimetres shall be left unsevered. There shall be no construction work, development or development-related activity of any description, including the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction

**Reason:** To prevent trees from being damaged during building works.

19. The use of the buildings and land hereby permitted shall be confined to those of Class B2 of Schedule 1 and Class E(g)(ii) & (iii) of Schedule 2 of the Town and Country Planning (Use Classes) Order, 1987 (as amended) and uses ancillary to those uses only and for no other purpose, including any other use within Class E.

**Reason:** In order to control the type of development which is operated from this site in the interests of the amenity of neighbouring residential properties and in order to protect the vitality and viability of the town centre.

### **Informative**

The applicant will require an environmental permit from the Environment Agency to discharge to the main river. Information on environmental permits is available at:

<https://www.gov.uk/topic/environmental-management/environmental-permits>

### **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.***

**22/0133/HHO Full: Erection of extension to rear and side elevations at Bollards Barn, Barley New Road, Barley for Mrs. D. Johnson**

This item was withdrawn prior to the meeting at the request of the Applicant.

**22/0142/LBC Listed Building Consent: Erection of rear and side extensions at Bollards Barn, Barley New Road, Barley for Mrs. D. Johnson**

This item was withdrawn prior to the meeting at the request of the Applicant.

**22/0166/FUL Full: Change of Use of Agricultural Land to Tourist Accommodation and the Installation of four Glamping Pods together with access arrangements,**

**parking, landscaping and planting at Higher Grange Farm, Barley Lane,  
Barley for Mr. A. J. Hartley**

**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:

Location Plan – 2020-01-01 Rev A  
Proposed Site Plan – 2020-01-03 Rev E  
Sectional View – 2020-01-05  
Design & Access Statement, including dimensions for pods – GFP-2020-01

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

3. Samples of all external materials shall be submitted to the Local Planning Authority for written approval prior to commencement of work on the site. The development shall be carried out using only the agreed materials.

**Reason:** In order that the Local Planning Authority can assess the materials in the interest of the visual amenity of the area.

4. The holiday let hereby approved shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The operators of the site shall maintain an up-to-date register of the names of the occupiers of the holiday lets and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

**Reason:** In order to ensure proper control of the use of the holiday unit and to prevent the establishment of permanent residency.

5. At least one vehicular car parking space shall be made available per pod, within the site for the sole use of the tourist accommodation hereby approved at all times, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In order that sufficient car parking is available for users of the tourist accommodation.

6. 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 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.

7. All works involving excavation of soil, including foundations and the laying of services, within the recommended distance calculated under the BS 5837 (2005) of the trees to be retained on the site, shall be dug by hand and in accordance with a scheme of works which has been submitted to and approved by the Local Planning Authority, prior to the commencement of works.

**Reason:** To protect the trees in the interest of the amenity of the area.

8. Unless approved in writing by the Local Planning Authority no ground clearance, demolition, or construction work shall commence until protective fencing, to BS 5837 : 2005 at least 1.25 metres high securely mounted on timber posts firmly driven into the ground has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land, and no work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with this condition. The fencing shall be located at least 1.00 metre beyond the protected area detailed in BS 5837. Within the areas so fenced, the existing ground level shall be neither raised nor lowered. Roots with a diameter of more than 25 millimetres shall be left unsevered. There shall be no construction work, development or development-related activity of any description, including the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction

**Reason:** To prevent trees from being damaged during building works.

9. One month prior to the first use of the individual pods, details of the proposed outdoor lighting shall be submitted and approved in writing by the Local Planning Authority. These details shall be provided on a scale plan 1:200 and shall include the following:
  - Details of the location of lighting, clearly marked on the plan including their position / height upon the building
  - A specification of the type and number of lights, including their output expressed in KW/hours and candelas
  - Details of whether the lighting will be intermittent or constantly lit

- The colour of the lighting including the manufacturers specification

Any lighting installed shall at all times strictly comply with the approved scheme.

**Reason:** In the interests of controlling the amount of light pollution which may be associated with the development.

- 10.** Prior to commencement of development, a foul and surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. 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 which shall be implemented prior to the first use of the pods and remain in place for the lifetime of the development unless otherwise agreed in writing with the local planning authority.

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

## **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.***

## **22/0211/LBC Listed Building Consent: Erection of a canopy to the side elevation at Fence Gate Inn, Wheatley Lane Road, Fence for Mr. K. Berkins**

An update was circulated prior to the meeting reporting that comments had since been received from Growth Lancashire but that the overall recommendation to approve Listed Building Consent remained.

## RESOLVED

That Listed Building Consent be **granted** subject to the following conditions: -

1. The works approved shall be begun before the expiration of three years from the date of this consent. No later than three days after works first begin on site, written notice shall be given to the Local Planning Authority of the date on which works are first commenced.

**Reason:** To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan – 1:1250

Proposed Site Plan Ref: 2022/53

Proposed Elevation Plans Ref: 2022/53

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

3. The proposed materials shall be as stated in the application form and approved plans. There shall be no variation without prior written consent from the Local Planning Authority.

**Reason:** The proposed development is temporary in nature and the materials can be controlled by the Local Planning Authority.

4. The structure hereby approved shall only remain in place as far as is allowed under the Permitted Development rights, set out in the General Permitted Development Order 2015. This structure is temporary in nature and shall not remain on the site permanently unless agreed in writing by the Local Planning Authority.

**Reason:** In order to comply with regulations set out in the General Permitted Development Order.

## REASON

***In accordance with Section 66 of the Planning (Listed Buildings and Conservation) Act 1990, special regard has been made to the desirability of preserving the special historic or architectural interest of the building. The proposal does not materially affect the special historic or architectural interest of the Grade II Listed Building, Fence Gate Inn and as such there is no reason to refuse consent.***

### (b) Planning application for comment

The Planning, Economic Development and Regulatory Services Manager submitted a report which invited comments on the following planning application –

**22/0197/FUL Full: Major: Erection of residential development of 79 dwellings and estate infrastructure, including construction of new access from Wheatley Lane Road plus ancillary open space and**

**landscaped areas at Land to the North East of Saint Thomas Church, Wheatley Lane Road, Barrowford for Beck Homes Limited**

An update was circulated prior to the meeting reporting that Barrowford Parish Council had submitted a report in objection to the planning application.

**RECOMMENDATION**

That the Policy and Resources Committee be recommended to **refuse** the application for the following reasons:-

- Significant highway impact including highway safety, inadequate access, narrow pavements, increased traffic and congestion;
- Significant and detrimental impact on landscape and open countryside;
- Detrimental impact on the Barrowford Conservation Area.

**(c) Planning Appeals**

The Planning, Economic Development and Regulatory Services Manager submitted a report on new and outstanding planning appeals for information.

**26. ENFORCEMENT ACTION**

The Head of Legal Services submitted a report for information, giving the up-to-date position on prosecutions and a verbal update was given at the meeting on Belgarth Nursing Home.

It was reported that detritus was being removed from the site, some windows had been secured and Site Staff had been instructed to put up some hoardings displaying graphics of the proposed new development once delivered. Members were then advised that a Court date had now been obtained for prosecution proceedings against the owner to commence for non-compliance with a re-served Section 79 Notice. They were further advised that, following consultation with Barrowford Parish Council and residents, the bench at the top of Warren Drive, Barrowford would remain in situ and that a Pest Control Officer would be looking into the issue of vermin at the property in the next few days. An update on the two Community Protection Notices served on the owner would be requested for the next meeting.

**27. CAPITAL PROGRAMME 2022/23**

The Housing, Health and Engineering Services Manager reported that the unallocated sum of the Committee's 2022/23 Capital Programme was £23,910 and that a full report would be submitted to the July meeting when all new bids would be considered.

**28. TRAFFIC ISSUES ON WILTON STREET, BARROWFORD**

The Housing, Health and Engineering Services Manager submitted a report about options to resolve traffic problems being experienced on Wilton Street, Barrowford.

Members considered the proposals outlined in the report and felt that the option of encouraging use of the car park off Cravendale Avenue, Nelson through installing directional signage at a cost of £450 and providing formalised parking bays at a cost of £500, should be pursued. They also felt that the provision of a car park next to the Steven Burke Sports Hub, using the funding

already secured from the Lancashire Environmental Fund and the creation of a new parking area in the vicinity, as shown at Location B in Appendix A attached to the report, at an estimated cost of £11,000, should be pursued.

Members noted that undertaking the works would require more capital funding than was available to this Committee and determined that requests for contributions towards the proposed schemes should be made to Barrowford Parish Council, Nelson, Brierfield and Reedley Committee and Nelson Town Council.

## **RESOLVED**

- (1) That the report be noted.
- (2) That the Housing, Health and Engineering Services Manager be requested to proceed with the proposal outlined in the report to encourage use of the car park off Cravendale Avenue, Nelson through the installation of directional signage at a cost of £450 and the provision of formalised parking bays at a cost of £500.
- (3) That the Housing, Health and Engineering Services Manager be requested to also proceed with the proposal to provide a car park next to the Steven Burke Sports Hub using the funding already secured from the Lancashire Environmental Fund and to create a new parking area at Location B, as shown in Appendix A attached to the report, at an additional estimated cost of £11,000.
- (4) That Barrowford Parish Council be requested to consider making a contribution towards the cost of the proposed schemes referred to in (2) and (3) above.
- (5) That Nelson, Brierfield and Reedley Committee and Nelson Town Council be requested to consider making, between them, a contribution of £6,000 towards the cost of the proposed schemes referred to in (2) and (3) above.

## **REASON**

***To try to improve highway and parking issues on Wilton Street, Barrowford for the benefit of residents.***

### **29. RESIDENTS-ONLY PARKING ON FOREST VIEW, BARROWFORD**

The Housing, Health and Engineering Services Manager submitted a report advising Members of the latest guidance from Lancashire County Council following a request for residents-only parking on Forest View, Barrowford.

Members were not certain whether the landowner and/or residents were still interested in pursuing residents-only parking given that the request was made in 2019 and requested clarification on this before any further action could be taken.

## **RESOLVED**

- (1) That the guidance from Lancashire County Council be noted.

- (2) That the landowner be contacted to ascertain whether they and/or the residents of Forest View, Barrowford were still interested in pursuing a request for residents-only parking.

**REASON**

***To provide the most suitable option for parking in the Forest View area of Barrowford.***

**30. TRAFFIC LIAISON MEETING**

The minutes of the Traffic Liaison Meeting held on 12<sup>th</sup> May, 2022 were submitted for information.

**31. 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.

**32. SITE REFERENCE PLE/22/0102**

The Planning, Economic Development and Regulatory Services Manager gave a verbal update at the meeting.

**RESOLVED**

That a further update on progress be given at the next meeting.

**REASON**

***In the interests of visual amenity and public health and safety.***

Chairman \_\_\_\_\_