

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD ON 1ST MARCH, 2023
AT NELSON TOWN HALL**

PRESENT

Councillor M. Stone (Vice-Chairman - in the Chair)

Councillors

*D. Gallear
B. Newman*

Co-optees

*D. Goldsbrough - Barley with Wheatley Booth Parish Council
R. Oliver – Barrowford Parish Council
R. Fewster - 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
J. Robinson*

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

(An apology for absence was received from Councillor N. Ahmed).



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

| | | |
|-----------------------|---|-------------------|
| <i>Andrew Douglas</i> | <i>22/0372/FUL - Full: Demolition of existing garages</i> | <i>Minute No.</i> |
| <i>Richard Parry</i> | <i>and erection of seven dwellings on Garage Site</i> | <i>121a</i> |
| <i>Zeshan Ali</i> | <i>South West of 28-54 Hamilton Road, Barrowford</i> | |



117. DECLARATION OF INTERESTS

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

118. PUBLIC QUESTION TIME

There were no questions from members of the public.

119. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 1st February, 2023, be approved as a correct record and signed by the Chairman.

120. POLICE MATTERS AND COMMUNITY SAFETY ISSUES

The Police were not able to attend this meeting. Members had been advised prior to the meeting that the Police would no longer be comparing crime statistics to the same periods in previous years in their monthly reports as this was only done during the COVID-19 Pandemic to demonstrate patterns of crime and anti-social behaviour. Members disputed this stating that the comparisons had been done long before the Pandemic and asked that they return in future reports as in isolation the statistics would not be particularly meaningful or useful.

The crime statistics for January, 2023 were as follows: -

| JANUARY | 2023 |
|--------------------------------|-------------|
| Burglary – Residential | 4 |
| Burglary – Commercial | 0 |
| Vehicle Crime | 1 |
| Hate Crime | 0 |
| Assaults | 5 |
| Theft | 3 |
| Criminal Damage | 3 |
| All Other Recordable Incidents | 24 |
| ALL CRIME | 40 |
| Anti-Social Behaviour | 10 |

PCSO A. Fielding had circulated some commentary on the crime figures prior to the meeting. This commentary stated that there had been a rise in burglaries of garages and sheds within the Barrowford and Western Parishes area where CCTV was not present. He asked for Members to remind local residents to be aware of this and to secure their garages and sheds and also the valuables in them i.e. tools and bikes as these seemed to be the items that were being targeted. The commentary further stated that, with regards anti-social behaviour, there had been a couple of isolated incidents of door kicking in Barrowford reported and that the perpetrators had now been dealt with accordingly.

RESOLVED

That PCSO Fielding be requested to again compare monthly crime statistics to the same periods in previous years in all future reports submitted to meetings of this Committee.

121. PLANNING APPLICATIONS

(a) Planning application for determination

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

22/0372/FUL Full: Demolition of existing garages and erection of seven dwellings on Garage Site South West of 28-54 Hamilton Road, Barrowford for Mr. Z. Ali

This application had been deferred from the meeting of this Committee on 4th January, 2023 to allow for the Applicant to submit a Ground Investigation Survey and had been withdrawn from the last meeting due to a technical issue.

An update was circulated reporting that a comment had been received from a member of the public prior to the meeting. The comment related to issues of land ownership and other easements which were not material planning considerations in determining a planning application and thus the overall recommendation to approve the application remained. Furthermore, the update recommended that additional conditions be added.

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 D15 A3/001, Proposed Floor Plans D15 A3/003 Rev B, Elevation Plans D15 A3/004 Rev B, Proposed Section Plans D15 A3/005 Rev B.

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

3. Samples of materials including descriptions, name of source/quarry 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. Prior to commencement of works on site, a foul and surface water drainage scheme shall be 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. 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.

7. 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) The erection and maintenance of security hoarding
- v) Wheel washing facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Details of working hours
- ix) Routing of delivery vehicles to/from site

Reason: In the interests of highway safety.

8. Within 3 months of commencement a scheme for the site access and off-site highway works shall be submitted to and approved by the Local Planning Authority. The works shall include the following and be implemented prior to the first occupation of any dwelling.
- a. Hamilton Road brought up to adoptable standards
 - b. New dropped crossing on Richmond Road.

Reason: In the interests of highway safety.

9. Prior to the occupation of each dwelling the driveways and parking areas shall be constructed in a bound porous material and made available for use and maintained for that purpose for as long as the development is occupied.

Reason: In the interests of highway safety.

10. Prior to first occupation each dwelling shall have a secure cycle store for at least 2 cycles.

Reason: In order to promote sustainable travel modes.

11. Prior to the first occupation each dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

Reason: In order to promote sustainable travel modes.

12. The development hereby approved shall be carried out in accordance with the survey details for trees, prepared by Cheshire Woodlands CW/10642-AS-1, dated 30 May 2022 (Revised 12/12/2022).

Reason: To ensure the trees are adequately protected.

13. The first floor rear elevation windows, closest to Fife Street (serving the bedroom) of the development hereby permitted shall at all times be fitted with obscure glazing to at least level 4 or above unless otherwise agreed in writing by the Local Planning Authority. Any replacement glazing shall be of an equal degree or above. The window shall be hung in such a way as to prevent the effect of the obscure glazing being negated by way of opening. No other windows or openings other than those shown on the approved plans shall at any time be inserted into the rear elevations of any of the dwellings.

Reason: To ensure an adequate level of privacy to adjacent residential properties.

14. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order, 2015 (or any other order revoking or modifying that Order) the development hereby permitted shall not at any time have any additional windows, doors, dormers or other openings inserted to the elevation closest to Fife Street, unless with the prior written consent of the Local Planning Authority as to the location, size, design and degree of obscurity of the glazing in the new opening and any window thereafter installed shall at all times comply with the details approved.

Reason: To safeguard residential amenity.

15. The development hereby approved shall be carried out in strict accordance with the

Preliminary Ecological Appraisal and Preliminary Roost Assessment, received on 13/09/2022.

Reason: In order to adequately safeguard protected species.

16. Unless approved in writing by the Local Planning Authority no ground clearance, demolition, changes of level or development or development-related work shall commence until protective fencing, in full accordance with BS 5837 (2012) 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. 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 soil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.

All works involving excavation of soil, including foundations and the laying of services, within the recommended distance calculated under the BS 5837 (2012) 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 prevent trees of hedgerows on site from being damaged during building works.

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 development would be acceptable in this location subject to appropriate conditions. 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, for information, on planning appeals, which was noted.

In a verbal update it was reported that the appeal against refusal of Planning Permission for the 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 had been allowed with costs awarded against the Council for unreasonable behaviour.

122. ENFORCEMENT ACTION

The Head of Legal Services submitted a report, for information, giving the up-to-date position on prosecutions, which was noted.

A verbal update was given on the Bungalow, Dam Head Farm, Blacko. It was reported that the Head of Legal Services would be submitting an application to the High Court for an Injunction against the owner during the week commencing 6th March, 2023, as per the resolution of this Committee at the last meeting.

123. AREA COMMITTEE BUDGET 2022/23

The Director of Place reported that £1,304 of the Committee's 2022/23 Budget was uncommitted.

Members were asked to consider a request to deallocate £3,000 from the Pendle Council Flood Prevention in the area of Barrowford and Western Parishes Scheme (Scheme 2 in Appendix 1 attached to the report) as it was unable to go ahead for the foreseeable future.

New financial requirements had been stipulated in paragraph 6 of the report. Members noted that the Budget carry forward would now be capped at a maximum of 1 year's Budget i.e. £17,850 and further noted that this meant unspent not uncommitted. Should the Committee have more than 1 year's Budget unspent it would need to reallocate its spend as required or use the 2023/24 Budget to make good the difference. Updates on Schemes 3 (Footpath Repairs Project), 14 (Play Equipment at Barrowford Memorial Park) and 17 (Barley Toilets Upgrade) in Appendix 1 attached to the report were then requested. Schemes 14 and 17 would be completed and the allocated funds spent by Year End. It was not known whether or not Scheme 3 was going ahead and clarification on this would need to be sought from Barley with Wheatley Booth Parish Council. Members asked to be notified of their response.

The representative from Higham with West Close Booth Parish Council had submitted a bid which had not been received in time to be considered at this meeting due to the deadline for submissions not being notified. Given the circumstances they asked for that bid to be considered along with the bid detailed in paragraph 8 of the report but was advised this would not be possible.

Members then considered the following bid only:

| | |
|--|--------|
| Blacko Parish Council – Groundworks on Recreation Ground | £1,000 |
|--|--------|

RESOLVED

- (1) That it be noted that £1,304 of the Committee's 2022/23 Budget was uncommitted.
- (2) That the Director of Place be requested to deallocate £3,000 from the Pendle Council Flood Prevention in the area of Barrowford and Western Parishes Scheme (Scheme 2 in Appendix 1 attached to the report).
- (3) That the new financial requirements stipulated in paragraph 6 of the report be noted.
- (4) That the Director of Place be requested to allocate £1,000 from the Committee's 2022/23 Budget to Blacko Parish Council – Groundworks on Recreation Ground.
- (5) That Barley with Wheatley Booth Parish Council be requested to confirm whether or not their Footpath Repairs Project (Scheme 3 in Appendix 1 attached to the report) would be going ahead.

- (6) That Barley with Wheatley Booth Parish Council's response to (5) be notified to all Parish Councils in the Barrowford and Western Parishes area ahead of the deadline for submitting new bids for consideration at the next meeting.

REASON

To allocate the Committee's Budget effectively.

124. TRAFFIC LIAISON MEETING

The minutes of the Traffic Liaison Meeting held on 16th November, 2022 were submitted, for information.

The representative of Barley with Wheatley Booth Parish Council gave thanks to Councillor N. Ahmed for all the assistance he had provided with addressing the traffic issues on Barley New Road. A formal Traffic Regulation Order consultation had been carried out by Lancashire County Council with no objections received and approval was now being sought for works to be ordered.

125. SUSTAINABLE AND ACTIVE TRAVEL

The Chief Executive submitted a report on sustainable and active travel which had been considered by the Special Budget Policy and Resources Committee on 9th February, 2023. Members were asked to consider putting forward additional cycle routes within their area as part of the consultation on the Council's Cycling Legacy Strategy 2016/21. Suggestions would need to be made no later than 8th March, 2023 for consideration at the next meeting of the Policy and Resources Committee.

RESOLVED

That the following route be considered for inclusion in the Council's Cycling Legacy Strategy 2016/21, if it hadn't already: –

- Cycleway along the full length of the A6068.

REASON

To provide sustainable and active travel routes in the Barrowford and Western Parishes area.

126. PROVISION OF LITTER/DOG WASTE BINS

Members were advised that due to wear, damage or a reduced need for the facility, 3 bins had been replaced / removed by Environmental Services in Quarter 3, for the period October 2022 to December 2022.

| LOCATION | DESCRIPTION | TYPE OF BIN | COST PER BIN |
|--------------------------|--|-------------|--------------|
| Gisburn Road, Barrowford | Replace dog bin and post in field of Holmeffield House | DOG | £140.16 |

| | | | |
|--------------------------|--|--------|--------|
| Higham Hall Road, Higham | Move a F/S litter bin to a more suitable place as not visible | LITTER | £60.00 |
| Fir Trees Lane, Higham | New post erected and resecured the dog bin, next to substation | DOG | £40.00 |

127. ENVIRONMENTAL BLIGHT

The Director of Place submitted a report on Environmental Blight sites in the Barrowford and Western Parishes area. Members were advised that there were currently no new Environmental Blight sites and were recommended to report any sites to Tricia Wilson (tricia.wilson@pendle.gov.uk) with a brief description of the site and the problem along with contact details.

Members were then asked to consider removing Item 4(a), triangle of land at Higherford Methodist Chapel, Gisburn Road, from the table in the report, as the issues at the site had been dealt with.

RESOLVED

- (1) That the report be noted.
- (2) That Item 4(a), triangle of land at Higherford Methodist Chapel, Gisburn Road, be removed from the table in the report, as the issues at the site had been dealt with.

REASON

To deal with Environmental Blight in the area.

128. ITEM FOR DISCUSSION

Providing assistance to Barrowford Cricket Club

RESOLVED

In the absence of Councillor N. Ahmed this item was deferred until the next meeting.

129. OUTSTANDING ISSUES

- (a) Residents-Only Parking on Forest View, Barrowford (7/9/22)
- (b) Traffic Issues on Wilton Street, Barrowford (4/1/23)

Chairman _____