

**MINUTES OF A MEETING OF  
BARROWFORD AND WESTERN PARISHES COMMITTEE  
HELD ON 7<sup>TH</sup> JUNE, 2023  
AT HOLMEFIELD HOUSE**

*PRESENT*

*His Worship the Mayor – Councillor B. Newman*

*Councillor N. Ahmed (Chair)*

**Councillors**

*D. Gallear  
M. Stone*

**Co-optees**

*D. Heap - Barley with Wheatley Booth Parish Council  
R. Oliver – Barrowford Parish Council  
C. Green - Blacko Parish Council  
A. Macadam – Goldshaw Booth Parish Council  
M. Tetley – Higham with West Close Booth Parish Council  
D. Hall – Old Laund Booth Parish Council  
M. Schofield - Roughlee Booth Parish Council*

**Officers in Attendance**

*W. Forrest  
L. Barnes  
J. Robinson*

*Housing Needs Manager (Area Co-ordinator)  
Senior Planning Officer  
Committee Administrator*

**Police**

*PC Kai Lyddiatt  
PCSO Alan Fielding*



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

<i>Mel Aston</i>	<i>22/0573/OUT - Outline: Erection of 9 residential dwellings with attached/detached garages (re-submission) at 425 Gisburn Road, Blacko</i>	<i>Minute No. 22a</i>
<i>Jackie Heaps</i>	<i>23/0285/FUL - Full: Demolition of existing vacant farm shop and the erection of 8 no. dwellings with associated infrastructure at Roaming Roosters, Barrowford Road, Higham</i>	



**18.**

**DECLARATION OF INTERESTS**

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

**19. PUBLIC QUESTION TIME**

There were no questions from members of the public.

**20. MINUTES**

**RESOLVED**

That the Minutes of this Committee, at the meeting held on 10<sup>th</sup> May, 2023, be approved as a correct record and signed by the Chairman.

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

The following crime statistics for May, 2023 compared to the same period in the previous year had been circulated prior to the meeting.

<b>MAY</b>	<b>2022</b>	<b>2023</b>
Burglary – Residential	0	1
Burglary – Commercial	3	0
Vehicle Crime	1	1
Hate Crime	0	0
Assaults	8	2
Theft	5	3
Criminal Damage	3	5
All Other Recordable Incidents	52	46
<b>ALL CRIME</b>	<b>72</b>	<b>58</b>
Anti-Social Behaviour	14	2

The crime figures for May were showing no increase with the exception of Residential Burglaries and Criminal Damage. There was an 86% decrease in the number of reported anti-social behaviour incidents. PCSO Fielding explained that this was the result of considerable work undertaken by the Police with young people in the area and Partner Agencies. This work would be continued particularly given that the summer holidays were approaching. There would be engagement work with young people during which expectations for behaviour would be communicated and Acceptable Behaviour Contracts would be issued should those expectations not be met.

The plans for addressing anti-social driving, which could possibly increase during the summer months, were enquired about. PC Lyddiatt reported that the Road Traffic Operations that had been taking place over the last few months would run into the summer. Night-time Operations would also be recommencing. Engagement work with College Students was planned as was work with the Fire Service. Furthermore, more kit was being made available which would assist with prosecutions. Specific concerns regarding speeding and road related incidents in Higham were expressed. PCSO Fielding would review any reports received for Higham and would report back to Members.

It was asked if the Police were aware of the issue of a dog attacking birds and other wildlife in Victoria Park, Nelson. A complaint had been received and the Park had since been included on a Police Patrol Plan.

**22.**

**PLANNING APPLICATIONS**

**(a) Planning applications for determination**

The Assistant Director, Planning, Building Control and Regulatory Services submitted the following planning applications for determination: -

**22/0573/OUT Outline: Erection of 9 residential dwellings with attached/detached garages (re-submission) at 425 Gisburn Road, Blacko for Mrs. J Cox**

This application had been deferred from the meeting of this Committee on 10<sup>th</sup> May, 2023 for further understanding of the highway position to be gained.

*(Before the vote was taken, the Senior Planning Officer advised that a decision to refuse the application would result in a significant risk of costs being awarded against the Council. The matter would therefore be referred to the Head of Legal Services and subject to his agreement the decision would stand referred to the Development Management Committee).*

**RECOMMENDATION**

That the Development Management Committee be recommended to **refuse** planning permission on the grounds of highway safety.

**23/0197/FUL Full: Erection of a detached dwelling with detached garage, garden and access on Land to the North East of Sunnyside Farm, Crowtrees, Roughlee for DP Developments North West Ltd.**

An update had been circulated prior to the meeting reporting that there was an error in the Committee report in relation to the name of the Applicant, the Applicant was DP Developments North West Ltd. and not Mr. T. Hartley. The update also reported that two additional conditions relating to the Permitted Development Rights of the proposed dwelling and the landscaping surrounding the property were now required but that the overall recommendation to approve the application, subject to conditions, remained.

**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, received 06.04.2023, 2166 PL10 Rev C, 2166 PL11 Rev C, 2166 PL12 Rev C, 2166 PL13 Rev C.

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

3. The external materials used in 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. The domestic garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household and shall not be used for any use that would preclude the ability of its use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

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

5. The domestic garage hereby approved shall be fitted with an electric vehicle charging point.

**Reason:** In order to promote sustainable transport as a travel option and reduce thereby carbon emissions.

6. A Construction Method Statement shall be submitted to the Local Planning Authority and approved prior to commencement of the development. Reference should be made to the Council's 'Code of Practice for Construction and Demolition Sites'. The Method statement must cover the topics detailed below, including:

- ☐ Hours of operation
- ☐ Hours of deliveries
- ☐ Construction site noise and vibration BS 5228 1997 "Noise and Vibration" compliant
- ☐ Control of Dust
- ☐ Burning onsite
- ☐ Wheel cleaning facilities and sheeting of vehicles carrying dusty materials

**Reason:** To protect human health and the environment.

7. No machinery shall be operated nor any potentially noisy processes carried out at the site outside the hours of 08:00 and 17:30 on weekdays and 09:00 and 13:30 on Saturdays and there shall be no machinery operated or potentially noisy processes carried out at all on Sundays, Bank or Public Holidays.

**Reason:** To protect the amenities of occupiers of adjoining and nearby properties.

8. No deliveries shall be taken at or dispatched from the site outside the hours of 08:00 and 17:30 on weekdays and 09:00 and 13:30 on Saturdays and there shall be no deliveries taken or dispatched from the site at all on Sundays, Bank or Public Holidays. No Vehicles shall be left idling onsite with the engine running.

**Reason:** In the interests of the amenity of nearby properties.

9. Construction work shall not begin until a scheme for protecting the residential and

business neighbours from noise and vibration from the site during these works has been submitted to and approved in writing by the Local Planning Authority. All measures which form part of the approved scheme shall be adhered to throughout the period of construction.

**Reason:** In the interests of the amenity of nearby properties.

10. 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 (extensions within the curtilage), B (additions to the roof), C (other alterations to the roof), D (porches) and E (outbuildings) of Part 1 of Schedule 2 shall be carried out within the curtilage of the site 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 to safeguard the openness of the Open Countryside, preserve the AONB and setting of the adjacent Grade II Listed Buildings.

11. 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 hard landscape elements and pavings, including layout, materials and colours;
  - e. 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.

**Informative Notes:**  
Environmental Health

Burning on site

The Borough of Pendle Council has announced a climate emergency, therefore to help improve air quality there should be no burning of any materials on site. Pendle Borough Council receives many complaints about smoke from bonfires, which are inappropriate in any area of the borough. The practice of burning wastes on site is an old-fashioned practice, which normally constitutes an offence under the Duty of Care provisions of the Environmental Protection Act 1990. The applicant is cautioned against permitting any bonfire to take place

during demolition, site clearance or construction. For further information contact Environmental Health at Pendle Borough Council by telephoning (01282) 661199.

#### Contaminated Land Informative

If during any stage of the development any miscellaneous substances, made ground or potentially contaminated ground that has not been previously identified and planned for in a report is uncovered, work in the area must stop immediately and the Environmental Health Department at the Borough of Pendle should be made aware. No work should continue until a contingency plan has been developed, and agreed with the local planning authority.

### **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 dwellinghouse is acceptable in terms of design and materials and would not adversely impact on amenity or protected trees 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.***

**23/0285/FUL Full: Demolition of existing vacant farm shop and the erection of 8 no. dwellings with associated infrastructure at Roaming Roosters, Barrowford Road, Higham for Mr. C. McDermott**

An update had been circulated prior to the meeting reporting that there had been further comments received from members of the public in relation this to scheme. These comments had raised issues that were the same as those already considered in the Committee report and, as such, the recommendation to delegate grant consent, subject to satisfactory outcomes in relation to the tree root protection area and Lancashire County Council Highways (LCC) comments, had not altered.

In a verbal update given at the meeting it was reported that comments from LCC Highways had been received late this afternoon. They had no objection to the scheme, subject to conditions. It was further reported that the issue regarding drainage through the root protection area of the tree had also been addressed by the Applicant and that an amended plan had been received and, as such, the recommendation had changed from delegate grant consent to a recommendation of approval, subject to conditions.

### **RESOLVED**

That determination of the application be **deferred** to the next meeting to allow for the information provided in the verbal update given at this meeting to be considered fully.

### **(b) Planning Appeals**

The Assistant Director, Planning, Building Control and Regulatory Services submitted a report, for information, on planning appeals, which was noted.

**23. ENFORCEMENT ACTION**

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

**24. AREA COMMITTEE BUDGET 2023/24**

The Director of Place reported that the unallocated sum of the Committee's 2023/24 Budget was £24,187 and that a full report would be submitted to the next meeting when all new bids received on or before 15<sup>th</sup> June, 2023, would be considered.

**25. ENVIRONMENTAL BLIGHT**

Members were advised that there were currently no Environmental Blight sites in the Barrowford and Western Parishes area.

Any new sites should be reported to Tricia Wilson ([tricia.wilson@pendle.gov.uk](mailto:tricia.wilson@pendle.gov.uk)) with a brief description of the site and the problem along with contact details.

**26. ITEMS FOR DISCUSSION**

**(a) Providing assistance to Barrowford Cricket Club**

It was reported that Barrowford Cricket Club (BCC) had now been contacted and that it had been ascertained that they required financial assistance. It was further reported that BCC had been invited to submit a bid to this Committee's 2023/24 Budget, no later than 15<sup>th</sup> June, 2023 so that it could be considered by Members at the next meeting.

**(b) Condition of the Old Corn Mill, Higherford**

It was reported that complaints had recently been received from residents regarding the condition of the Old Corn Mill, Higherford but that this was an issue that had been ongoing for a considerable amount of time. Contact would be made with the owner and an update would be brought to a future meeting of this Committee.

**RESOLVED**

- (1) That contact be made with the owner of the Old Corn Mill, Higherford to discuss its condition.
- (2) That an update following this contact be brought to a future meeting of this Committee.

**REASON**

***In the interests of visual amenity.***

**(c) 24 Beverley Road, Blacko**

It was reported that 24 Beverley Road, Blacko was a property in a poor state of repair which had been vacant for some time and was now affecting neighbouring properties. A report from the relevant Officer(s) to the next meeting was requested.

**RESOLVED**

That a report from the relevant Officer(s) on 24 Beverley Road, Blacko, a vacant property in a poor state of repair, be brought to the next meeting of this Committee.

**REASON**

*In the interests of visual amenity.*

**27. OUTSTANDING ISSUES**

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

**RESOLVED**

That Residents-Only Parking on Forest View, Barrowford be removed from the Outstanding Issues list as the lack of response from the owner and residents to correspondence suggested there was no longer an issue.

**28. 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.

**29. ENFORCEMENT ISSUE**

A verbal update on progress was given at the meeting in which Members were advised that a planning application had recently been submitted and validated.

**RESOLVED**

- (1) That a further update on progress be given at the next meeting
- (2) That action be requested following the next meeting should there be no progress to report.

**REASON**

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

Chairman \_\_\_\_\_