

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD ON 6TH SEPTEMBER, 2023
AT HOLMEFIELD HOUSE**

PRESENT

Councillor N. Ahmed (Chair)

Councillors

*D. Gallear
M. Stone*

Co-optees

*D. Heap - Barley with Wheatley Booth Parish Council
R. Oliver – Barrowford Parish Council
K. Wilkinson – 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*

(Apologies for absence were received from His Worship the Mayor – Councillor B. Newman and N. Hodgson, Blacko Parish Council).

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The following people attended the meeting and spoke on the following items:

<i>Richard Maudsley</i>	<i>23/0441/HHO - Full: Demolition of existing outbuilding and the erection of a part single storey and part two storey extension to the side and rear at Bank End Farm, Blacko Bar Road, Roughlee</i>	<i>Minute No. 61(a)</i>
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<i>Alison Pickering Christine Shaw Robin Willoughby</i>	<i>23/0494/FUL Full (Major): Change of use of part of an agricultural land to commercial dog walking business and the erection of fencing on Land to the South West of Woodside, Fir Trees Lane, Higham</i>
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57.

DECLARATION OF INTERESTS

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

58. PUBLIC QUESTION TIME

A resident mentioned that the “Welcome to Barrowford” planter on the A6068 was no longer in situ and asked if it was being repaired. The Clerk of Barrowford Parish Council who was in attendance at the meeting and who had some limited knowledge of the planter agreed to look into it further for the resident.

59. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 2nd August, 2023, be approved as a correct record and signed by the Chair.

60. POLICE MATTERS AND COMMUNITY SAFETY ISSUES

The following crime statistics for August, 2023 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 as was hoped.

AUGUST	2022	2023
Burglary – Residential	8	1
Burglary – Commercial	0	3
Vehicle Crime	3	3
Hate Crime	0	1
Assaults	10	17
Theft	4	10
Criminal Damage	3	1
All Other Recordable Incidents	51	37
ALL CRIME	79	73
Anti-Social Behaviour	9	9

The Police had circulated some commentary on the crime figures prior to the meeting. This commentary stated that the increase in Assaults was a reflection of a number of domestic violence incidents that had occurred in private homes and a new policy whereby any reported Assault gets a crime report and might have multiple reports due to counter allegations. It further stated that the three Commercial Burglaries had occurred at farms in the Barrowford and Western Parishes area and that two were currently under investigation but the third had no viable lines of enquiry in the absence of leads and CCTV footage. The Thefts recorded were also under investigation and in some cases the stolen property had been located and returned to the owners. The nine Anti-Social Behaviour incidents logged in August included a neighbour dispute, public drunkenness, inconsiderate parking, setting off fireworks, playing loud music in public spaces and noise nuisance from scrambler bikes.

The Hate Crime incident had been recorded in the crime figures in error.

Residents of Spenbrook had approached Members to raise the issue of speeding vehicles in their village and to request mobile speed patrols and an increased Police presence to address it. The representative from Roughlee Booth Parish Council reported that such requests could be made directly to PCSO Fielding. The Chair urged those present to continue to report any

incidents of anti-social driving they witness including speeding, loud exhausts and the playing of loud music along with the registration numbers of the offending vehicles to the Lancashire Road Safety Partnership (<https://lancsroadsafety.co.uk/submit-concern/>) as the Police needed to have an evidence base when determining how to allocate their finite resources.

61. PLANNING APPLICATIONS

(a) Planning applications for determination

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

23/0425/FUL Full (Major): Erection of 1 no. industrial building split in 2 no. units with Mixed Use Class E(g), B2 (Industrial) or B8 (Storage or Distribution) on Land North East Of Vantage Court, Riverside Way, Barrowford for Barnfield Contractors UK Ltd.

An update had been circulated prior to the meeting reporting that Barrowford Parish Council had raised concerns relating to current on-street parking problems and to screening the building from the Public Right of Way in the vicinity of the site.

(Before the vote was taken, the Planning Officer advised that a decision to refuse the application would result in a significant risk of an adverse costs award against the Council. The matter would therefore be referred to the Head of Legal and Democratic 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 parking issues.

23/0441/HHO Full: Demolition of existing outbuilding and the erection of a part single storey and part two storey extension to the side and rear at Bank End Farm, Blacko Bar Road, Roughlee for Mr. and Mrs. P. Miller

RESOLVED

That planning permission be **refused** for the following reasons: -

The proposed development would result in a modern and large 28.7m long single and two storey side extension to the side of the existing traditional two storey dwelling which does not result in a development which would be sympathetic to the character and appearance of the wider visual amenity within the AONB. It takes a prominent position within the surrounding context and views of the proposed development can be seen from key public rights of way and vantage points. By virtue of the positioning of the extension to the side elevation, the scale, design and choice of glazing to the majority of the front elevation would result in a development that would be uncharacteristically modern in its design and would not relate well to the position it is located in. The proposed development would result in a development that is out of character with the area and would be contrary to paragraph 134 of the Framework, Policies ENV1 and ENV2 of the Local Plan Part 1: Core Strategy, the Design Principles SPD and the Open Countryside SPG.

23/0494/FUL Full (Major): Change of use of part of an agricultural land to commercial dog walking business and the erection of fencing on Land to the South West of Woodside, Fir Trees Lane, Higham for Mr. P. Boothman

RESOLVED

That planning permission be **refused** for the following reasons: -

1. The application is not accompanied by a noise assessment setting out the impact of the proposed development upon nearby residential dwellings. There is insufficient information in relation to addressing the issues surrounding potential noise pollution, which is contrary to Policy ENV5 of the Local Plan: Part 1 Core Strategy.
2. The applicant has failed to demonstrate the impact which dog waste could have upon the nearby Biological Heritage Site (Fir Trees Brook) in relation to the influx of toxins in the watercourse, contrary to Policy ENV5 of the Local Plan: Part 1 Core Strategy.
3. The proposed development does not meet any of the exceptions to Green Belt which are set out at paragraph 150. The application would support a commercial dog walking business which is not outdoor sport or recreation, two of the exceptions stipulated in the Framework. This is contrary to paragraph 150 of the Framework.

(b) Tree Preservation Order application for determination

The Assistant Director Planning, Building Control and Regulatory Services submitted the following Tree Preservation Order application for determination: -

TPO/No.2/2003 Removal of Trees at 8 The Orchard, Ribblesdale Place, Barrowford

RESOLVED

That determination of the application be **deferred** to the next meeting to allow for it to be determined alongside application number 23/0584/VAR.

(c) Planning Appeals

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

In a verbal update it was reported that the appeal against refusal of planning permission for the erection of a pair of semi-detached dwellings at Dam Head Studio, Blacko Bar Road, Roughlee had been dismissed.

62. ENFORCEMENT ACTION

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

63. AREA COMMITTEE BUDGET 2023/24

The Head of Housing and Environmental Health reported that the unallocated sum of the Committee's Budget was £36 and that a full report would be submitted in due course, which was noted.

64. WILTON STREET, BARROWFORD – CONGESTION AND PARKING ISSUES UPDATE

The Head of Economic Growth reported that the planning application for the construction of a new Lancashire Environmental Fund (LEF) funded car park opposite the Steven Burke Sports Hub in Barrowford was being prepared for submission. LEF had been made aware that there had been a delay to starting the project and they would request a further update on the scheme and the planning application in October, 2023. LEF had confirmed that there would be an option to extend the funding then if some works had commenced.

65. PUBLIC SPACES PROTECTION ORDER FOR ALCOHOL CONTROL

The Director of Resources submitted a report to update Members of the Committee on the review of the Public Spaces Protection Order (PSPO) in relation to alcohol control in Pendle which had been in force since October, 2020.

There had been consultation with the Police and the Council's Licensing Officer and Green Spaces Manager and all had indicated a preference to extend the current PSPO for a further three years. There had also been Member, Partner and public consultation on extending the PSPO carried out during June and July, 2023 and there had been no opposition to its extension.

RESOLVED

That the extension of the Public Spaces Protection Order (PSPO) for Alcohol Control in Pendle for a further three years be approved.

REASON

To enable the Council and its Partners to respond to concerns regarding alcohol related behaviour that is detrimental to the quality of life in Barrowford including enforcement action.

66. 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) with a brief description of the site and the problem along with contact details.

67. LAND AT THE REAR OF 2-24 CHURCH STREET, BARROWFORD

The Director of Place submitted a report on the investigations that had been undertaken in relation to the potential options available for the use of the Council owned land to the rear of 2-24 Church Street, Barrowford.

An open interceptor drainage scheme had been constructed on the land in question in early May, 2021 to address water run-off and flooding issues. On completion of this scheme, a resident had asked the Council's Drainage Engineer if the land might be available for garden/allotment use. This was again raised at the last meeting of this Committee. In 2021 the Drainage Engineer was prepared to consider use of the land by residents provided such use did not interfere with the scheme. The land was currently overgrown and there was no Budget to

carry out regular maintenance as one was not identified when the scheme was completed. Division into separate garden plots or allotments, as proposed by the resident, could potentially lead to a blockage and failure of the drainage scheme without close supervision and regular maintenance. An alternative option could be joint letting the land to residents for use as a communal garden which should protect the integrity of the drainage works. Liability to maintain the land would then fall on the residents if they agreed to such a use.

RESOLVED

- (1) That the report be noted.
- (2) That discussions be entered into with relevant interested residents to ascertain whether they would pursue a communal garden use for the land to the rear of 2-24 Church Street, Barrowford.
- (3) That an update following these discussions be brought to a future meeting of this Committee.

REASON

To protect the integrity of the drainage scheme installed on the land and to work with local residents and potentially off-set any maintenance liabilities.

68. TEAM RISE

Sharon Lees of Team Rise attended the meeting to advise Members of the ways in which the charitable organisation could support adults with learning disabilities and autism and those who were vulnerable, socially isolated or lonely in the Barrowford and Western Parishes area. The organisation currently offered weekday sessions for learning and developing new skills and was looking to introduce evening and weekend sessions given the demand for its service from people across the whole of East Lancashire. The organisation had recently moved from Burnley to premises on Back Richard Street, Brierfield which Members were invited to visit. The organisation was keen to become actively involved in the Pendle community and to contribute to it regularly in meaningful and positive ways.

More information on the organisation could be found at <https://teamrise.org.uk/>.

69. FLOODING RISKS

Flooding risks on Park Avenue, Barrowford, in the duck pond in Victoria Park, Barrowford and on Barley New Road, Barley were identified.

RESOLVED

That the risk of flooding on Park Avenue, Barrowford, in the duck pond in Victoria Park, Barrowford and on Barley New Road, Barley be referred to the appropriate bodies to be addressed.

REASON

To reduce the risk of flooding in the Barrowford and Western Parishes area.

70. OUTSTANDING ISSUES

- (a) Condition of the Old Corn Mill, Higherford (7/6/23)
- (b) Highway Safety Issues on Church Street, Barrowford (5/7/23)

71. EXCLUSION OF PUBLIC AND PRESS

Members agreed to exclude the public and press from the meeting during the following items 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.

72. PROBLEM SITES

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on problem sites in the Barrowford and Western Parishes area, which was noted.

73. ENFORCEMENT ISSUE

In a verbal update it was reported that there had been a site visit following the expiry of the 6 week period the owner had been given to carefully remove deposited material on the site. The majority of the material had been removed to the satisfaction of the Assistant Director Planning, Building Control and Regulatory Services and no further action was being recommended at this stage.

Although Members felt there had been definite progress they felt there were still some outstanding issues namely those relating to embankment stability, drainage and the submission of a planning application.

RESOLVED

- (1) That the Assistant Director Planning, Building Control and Regulatory Services be requested to obtain information from the owner regarding embankment stability and drainage.
- (2) That the Assistant Director Planning, Building Control and Regulatory Services be requested to ascertain whether the owner intends to submit a planning application.

REASON

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

Chair _____