

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

PRESENT

Councillor N. Ahmed (Chair)

Councillors

M. Stone

Co-optees

D. Heap - Barley with Wheatley Booth Parish

R. Oliver – Barrowford Parish Council

N. Hodgson - Blacko Parish Council

M. Tetley - Higham with West Close 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 Ash Marsden

PC Thomas Schofield

PCSO Olivia Hirst

(Apologies for absence were received from His Worship the Mayor – Councillor B. Newman and Councillor D. Gallear and D. Hall, Old Laund Booth Parish Council).



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

<i>Joe Barrowclough</i>	<i>23/0389/REM - Approval of Reserved Matters including Layout, Scale, Appearance and Landscaping of Planning Permission 19/0767/OUT at Wheatley Laithe Farm, Barrowford Road, Fence</i>	<i>Minute No. 106(a)</i>
<i>Iain Lord Zara Moon</i>	<i>23/0680/FUL - Full: Demolition of an existing stable, erection of 1 no. self-build eco-home with an attached garage and a new access lane on Land to the North of 34 Pasture Lane, Barrowford</i>	
<i>Iain Lord Zara Moon Janine Nelson</i>	<i>23/0686/FUL - Full: Construction of 1 no. self-build eco-home with integral garage, and the creation of a new vehicular access lane at 145 Wheatley Lane Road, Barrowford</i>	



102. DECLARATION OF INTERESTS

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

103. PUBLIC QUESTION TIME

A resident raised a couple of issues. Firstly, a polytunnel had been erected on some land off the bypass in Higham without the necessary permission. They also reported that someone was living on the land. Secondly, they were aware of a property in Fence which was now operating as a holiday let and they weren't aware of a Change of Use application being submitted.

The Senior Planning Officer was aware of the first issue, which was currently being investigated by the Planning Enforcement Officer, but not of the second one. The new issue would be raised with the appropriate Officer(s) for investigation.

104. MINUTES

RESOLVED

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

105. POLICE MATTERS AND COMMUNITY SAFETY ISSUES

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

NOVEMBER	2022	2023
Burglary – Residential	7	5
Burglary – Commercial	1	2
Vehicle Crime	2	2
Assaults	10	15
Theft	2	4
Criminal Damage	4	2
All Other Recordable Incidents	35	37
ALL CRIME	61	67
Anti-Social Behaviour	6	12

PSCO A. Fielding had circulated some commentary on the crime figures prior to the meeting. This commentary stated that 10 of the 15 assaults had been domestic related. It further stated that although the number of Anti-Social Behaviour incidents had doubled none were perpetrated by young people. There had been numerous logs for fireworks that were set off on Bonfire Night and following a wedding in Victoria Park in the middle of the month. With regards to Bonfire Night, it had passed relatively trouble free and this had been owing to joint activity (Operation Bright Sparx) between Lancashire Constabulary, Lancashire Fire and Rescue and the North West Ambulance Service and also work with Schools and Colleges across the Borough.

There had been two vehicle related residential burglaries, one in Blacko and one in Higherford, with cars taken. Both vehicles had since been recovered and there were enquiries ongoing. PCSO A. Fielding urged all residents of Barrowford and the Western Parishes to remain vigilant and to report any suspicious activity either online at <https://doitonline.lancashire.police.uk/PEDisclaimer/Create> or by dialling 101 or 999. He also recommended reviewing home security arrangements and considering the installation of video doorbells and/or CCTV.

The Police Officers in attendance responded to more general questions as they served other neighbourhood areas in Pendle.

It was asked if issues with speeding and other anti-social driving could be expected to improve over the winter months. The Police said an increase would not be unusual but that this was being prepared for. More Officers were being trained on the use of the speed gun and patrols in known hotspot areas across the Borough would be increased. There would be a particular focus on tackling drink-driving in the run up to Christmas. The Police urged all those present to report each and every anti-social driving incident witnessed via the Lancashire Road Safety Partnership's website <https://lancsroadsafety.co.uk/submit-concern/> or by dialling 101 to ensure finite resources could be allocated to where they are needed.

It was asked if the Police would be able to deliver assemblies at high schools to raise awareness of serious issues such as road safety and also to provide pupils with positive role models. Caution needed to be exercised by the Police in relation to the frequency they visited schools so as not to water down their messages but as it was clear that Members felt it might be beneficial to high school pupils from the Barrowford and Western Parishes area it would be raised with PCSO Fielding for him to arrange, if possible.

106. PLANNING APPLICATIONS

(a) Planning applications for determination

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

23/0389/REM Approval of Reserved Matters including Layout, Scale, Appearance and Landscaping of Planning Permission 19/0767/OUT at Wheatley Laithe Farm, Barrowford Road, Fence for Pendle Business Park Ltd.

An update report had been circulated prior to the meeting reporting that the reference to Unit 3 in the report was in error, the unit had been removed to accommodate additional car parking and that there was an amendment to some of the revision numbers in Condition 2 regarding the plans for approval.

It further reported that the condition required by United Utilities was already on the Outline planning permission and as such, should not be duplicated upon the Reserved Matters decision. This did not alter the recommendation which remained to approve the application subject to conditions.

RESOLVED

That the application be **approved** subject to the following conditions and reasons: -

1. This notice constitutes an approval of matters reserved under Condition 1 and 2 of Planning Permission 19/0767/OUT and does not by itself constitute a planning permission.

Reason: The application relates to matters reserved by Planning Permission 19/0767/OUT.

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

Site Masterplan 22.175_00_001 Rev M

Unit 14-16 Site Sections 22.175_00_014_B

Unit 1: Proposed Elevation Plan 22.175_01_002_C
Unit 2: Proposed Elevation Plan 22.175_02_002_C
Unit 4: Proposed Elevation Plan and Floor Plan 22.175_04_001_C
Unit 5: Proposed Elevation Plan 22.175_05_003_C
Unit 6: Proposed Elevation Plan 22.175_06_002_C
Unit 7: Proposed Elevation Plan 22.175_07_002_C
Unit 8: Proposed Elevation Plan 22.175_08_004_D
Unit 9: Proposed Elevation Plan 22.175_09_004_D
Unit 10: Proposed Elevation Plan 22.175_10_004_D
Unit 11: Proposed Elevation Plan 22.175_11_004_D
Unit 12: Proposed Elevation Plan 22.175_12_002_C
Unit 13: Proposed Elevation Plan 22.175_13_002_C
Unit 14: Proposed Elevation Plan 22.175_14_003_C
Unit 15: Proposed Elevation Plan 22.175_15_003_C
Unit 16: Proposed Elevation Plan 22.175_16_004_C

Unit 1: Proposed Ground Floor Layout and Roof Plan 22.175_01_001_B
Unit 2: Proposed Ground Floor Layout and Roof Plan 22.175_02_001_B
Unit 5: Proposed Roof Plan 22.175_05_002_A
Unit 6: Proposed Roof Plan 22.175_06_001_B
Unit 7: Proposed Ground Floor Layout & Roof Plan 22.175_07_001_B
Unit 8: Proposed Roof Plan 22.175_08_003_A
Unit 9: Proposed Roof Plan 22.175_09_003_A
Unit 10: Proposed Roof Plan 22.175_10_003_B
Unit 11: Proposed Roof Plan 22.175_11_003_B
Unit 12: Proposed Ground Floor Plan and Roof Plan 22.175_12_001_C
Unit 13: Proposed Ground Floor Plan and Roof Plan 22.175_13_001_B
Unit 14: Proposed Roof Plan 22.175_14_002_B
Unit 15: Proposed Roof Plan 22.175_15_003_B
Unit 16: Proposed Roof Plan 22.175_16_003_A

Unit 5: Proposed Ground Floor Plan 22.175_05_001_A
Unit 6: Proposed Ground Floor Plan 22.175_06_001_B
Unit 8: Proposed Ground Floor Plan 22.175_08_001_C
Unit 8: Proposed First Floor Plan 22.175_08_002_C
Unit 9: Proposed Ground Floor Plan 22.175_09_001_C
Unit 9: Proposed First Floor Plan 22.175_09_002_C
Unit 10: Proposed Ground & First Floor Plan 22.175_10_001_C

Unit 11: Proposed Ground & First Floor Plan 22.175_11_001_C
Unit 14: Proposed Ground & First Floor Plan 22.175_14_001_B
Unit 15: Proposed Ground & First Floor Plan 22.175_15_001_B
Unit 16: Proposed Ground Floor Plan 22.175_16_001_B
Unit 16: Proposed First Floor Plan 22.175_16_002_B

Planting Plan (1 of 6) 5260-04 Rev D
Planting Plan (2 of 6) 5260-05 Rev D
Planting Plan (3 of 6) 5260-06 Rev D
Planting Plan (4 of 6) 5260-07 Rev E
Planting Plan (5 of 6) 5260-08 Rev E
Planting Plan (6 of 6) 5260-04 Rev C

Landscape Masterplan (1 of 3) 5260-01 Rev D
Landscape Masterplan (2 of 3) 5260-02 Rev D
Landscape Masterplan (3 of 3) 5260-03 Rev E

Hard & Soft Landscape Plan 22.175_00_025 Rev A

Footpath details 22.175_00_013_A
Footpath Diversion Plan 22.175_00_012_A
Footpath Diversion Plan 22.175_00_011_A
Footpath Diversion Plan 22.175_00_010_A
Footpath Diversion Plan 22.175_00_009_A
Footpath Diversion Plan 22.175_00_008_A
Footpath Diversion Plan 22.175_00_007_A
Footpath Diversion Plan 22.175_00_006_A

Reason: In the interests of clarity and proper planning.

3. Notwithstanding any indication on the approved plans and application form, prior to the commencement of above ground works involved in the erection of the external walls of the development, samples of the external materials to be used in the construction of the walls, roof verges, fascias and soffits, rain water goods, pipes and flues, windows and door materials and finishes, window reveals and drainage shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter times be carried out in strict accordance with the approved materials.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area.

4. 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 the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;

- 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 surface water 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.

5. 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 surface water 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.

6. Within 3 months of the start of development details of the proposed arrangements for the future management and maintenance of the public open spaces and landscaping shall be submitted to and approved by the Local Planning Authority. These should include the establishment of a private management and maintenance company. The open spaces shall be maintained in accordance with the approved management and maintenance details thereafter.

Reason: To ensure that the open spaces are completed and thereafter maintained to an acceptable standard in the interest of residential amenity and highway safety.

Reason: In the interest of the amenity of the area during construction work.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 m measured along the centre line of the proposed minor road from the continuation of the nearer edge of the carriageway of the major road with points measured 43m to both sides along the nearer edge of the carriageway of the major road, from the centre line of the access, in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

Reason: To ensure adequate visibility at the street junction or site access.

8. Within 3 months of commencement details of the proposed arrangements for future management and maintenance of the estate road within the development shall be submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until a private management and maintenance company has been established.

Reason: In the interests of highway safety.

9. Within 3 months of commencement full engineering, drainage, street lighting and constructional details to adoptable standards (LCC specification) of the internal estate roads have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety.

10. The framework Travel Plan shall be implemented in accordance with the timetable contained therein.

Reason: To support sustainable travel modes.

11. The internal estate roads shall be constructed in accordance with the approved engineering details and to at least base course level prior to first occupation of any building, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety.

12. Prior to the first occupation of each unit the parking and service 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 in use.

Reason: In the interests of highway safety

13. Prior to the first occupation of each unit each shall have a secure cycle store, disabled car parking and electric vehicle charging at a ratio of 1 space per 10 car parking spaces.

Reason: In order to encourage more sustainable forms of transport and to make the site inclusive for all users.

Informatives

1. Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), you need consent from the Lead Local Flood Authority if you want to carry out works within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not.
 - Consent must be obtained before starting any works on site. It cannot be issued retrospectively.
 - Sites may be inspected prior to the issuing of consent.
 - Unconsented works within the Highway or Sustainable Drainage System may prevent adoption.
 - Applications to culvert an existing open ordinary watercourse will generally be refused.
 - Enforcement action may be taken against unconsented work.

Ordinary watercourse consent is subject to the asset owner's permission to connect. For the avoidance of doubt, once planning permission has been obtained it does not mean that Ordinary Watercourse Consent will be given. It is strongly advised that you obtain any required consent before or concurrently as you apply for planning permission to avoid delays.

You should contact the Lead Local Flood Authority to obtain Ordinary Watercourse Consent. Information on the application process and relevant forms can be found here: <https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse/>

2. The tree protective fencing shall be erected in accordance with the details supplied in Appendix 4 of the Arboricultural Method Statement 14772-C/AJB prior to any works commencing on site.

REASON FOR DECISION

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 is acceptable in terms of policy. 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.

23/0680/FUL Full: Demolition of an existing stable, erection of 1 no. self-build eco-home with an attached garage and a new access lane on Land to the North of 34 Pasture Lane, Barrowford for Mr. and Mrs. Cockett

An update report had been circulated prior to the meeting reporting that Lancashire County Council Highways had responded with further comments stating that they did not object to the proposals as there would not be a serious highway safety danger resulting from one dwelling. They had also recommended additional conditions and a revision to Condition 11. This did not alter the recommendation to delegate grant consent, subject to the satisfactory conclusion of the public consultation period for the site notice.

(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 the application site being within the open countryside, outside the settlement boundary and not being sustainable.

23/0686/FUL Full: Construction of 1 No. self-build eco-home with integral garage, and the creation of a new vehicular access lane at 145 Wheatley Lane Road, Barrowford for Mr. and Mrs. Nelson

An update report had been circulated prior to the meeting reporting that an additional comment had been received from a member of the public in support of the application. The points raised did not introduce anything which had not previously been considered and as such, the recommendation to approve the application subject to conditions remained.

RESOLVED

That the application be **approved** subject to the following conditions and reasons: -

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 01, Proposed Site Plan 04, Proposed Site Layout 03, Proposed Elevation Plans 06, Proposed Floor Plans 05, Boundary Treatment Plan 08, Bat Mitigation Plan 09.

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

3. Prior to any external works commencing, samples of all the externals including materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter times be carried out in strict accordance with the approved materials.

Reason: To ensure a satisfactory form of development in the interest of 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. Within three months of the grant of planning permission a scheme for the construction of the off-site works of highway improvement shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority.

Works shall include, but not be exclusive to, the construction, to an appropriate standard, of an amended dropped vehicle crossing on Wheatley Lane Road (extended by approximately 3m) and any repairs required to the public footway following the verge removal. These works shall be completed prior to first occupation of the approved dwelling.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

7. Prior to first occupation of the approved dwelling that part of the new access lane extending from the rear of the footway on Wheatley Lane Road for a minimum distance of 5m shall be appropriately paved in a bound porous material to be approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interest of highway safety to prevent loose surface material from being carried on to the public highway where it could pose a hazard to other highway users.

8. Prior to first occupation of the approved dwelling the parking and manoeuvring areas shown on the approved plans shall be constructed, laid out and surfaced. The parking

area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling and the manoeuvring areas kept free from obstruction for the lifetime of the development.

Reason: In order to ensure satisfactory levels of off-street parking are achieved within the site to prevent parking on the highway to the detriment of highway safety and to allow vehicles to enter and leave in forward gear.

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

Reason: To ensure that the development provides the infrastructure for sustainable forms of transport.

10. The development hereby approved shall be carried out in strict accordance with the Preliminary Ecological Appraisal and the Bat Mitigation Plan 09.

Reason: In order to safeguard protected species.

11. The development hereby approved shall be carried out in strict accordance with the Arboricultural Impact Assessment LTC214 dated August 2023.

Reason: In order that the trees are adequately protected during the construction phase.

12. 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.

13. Prior to the commencement of development on site a method statement shall be submitted to the Local Planning Authority for written approval which shall include the following:
- i) the parking of vehicles of site-operatives and visitors

- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) wheel-washing facilities
- v) measures to control the emission of dust and dirt during construction
- vi) Details of construction working hours

Reason: In the interest of the amenity of the area and highway safety during construction work.

Informative Note

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as the Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to, the construction, to an appropriate standard, of an amended dropped vehicle crossing on Wheatley Lane Road (extended by approximately 3m) and any repairs required to the public footway following the verge removal. The applicant should contact the County Council for further information by telephoning the Development Control Section (Area East) on 0300 123 6780 or by email on developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

REASON FOR DECISION

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.

(b) 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 construction of 3 No. self-build family eco-homes on Field to the South East of Pasture House, Pasture Lane, Barrowford had been dismissed.

107. 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.

108. 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.

109. BARLEY VILLAGE GREEN WALL REPAIRS

Members noted that Barley Parish Council had since been invited to enter into a formal licence with the Council in order to enter its land to progress the scheme for the repair of a dilapidated wall on Barley Village Green.

The representative of Barley Parish Council confirmed that they had received the licence and that they had no issue with signing and returning it. They would, however, require advice on the specification to which the Council owned wall should be rebuilt before they would feel able to commence works.

RESOLVED

That the Head of Economic Growth be requested to advise Barley Parish Council of the specification to which the Council owned wall on Barley Village Green should be rebuilt prior to the commencement of the repair works.

REASON

To address a significant risk to the health and safety of the users of Barley Village Green.

110. FLOODING ISSUES/RISKS

Flooding Issue on Barley New Road, Barley

Lancashire County Council (LCC) were not aware of any issues with flooding on Barley New Road, Barley but were aware of a problem with one gully near Boothman Wood which had collapsed. An order was in place to enable the repair of this gully.

Furthermore, a drainage survey had been undertaken recently on Barley New Road in advance of surface dressing works and some issues with other gullies had been identified which would be addressed by LCC.

Flooding Issue on Park Avenue, Barrowford

Lancashire County Council's (LCC's) Drainage Contractors had cleaned out the gullies on Park Avenue, Barrowford on 1st November, 2023. They noted gully chambers full of leaves, roots and debris. They also noted that one of the outflow pipes from the lake underneath the pavement had been damaged by tree roots and required repair. This had been reported back to LCC for the necessary works to be programmed.

Flooding Issue on Beverley Road, Blacko

Lancashire County Council (LCC) were requested to investigate the road surface erosion on Beverley Road, Blacko and its potential contribution to flooding in that area. LCC had since advised that they did not feel any surfacing defects would create or contribute to severe surface water flooding or cause gullies to be blocked.

They further advised that the defects now needed to be reported via the Love Clean Streets webpage (<https://www.lancashire.gov.uk/roads-parking-and-travel/report-it/flooding-and-drainage/>) or app (<https://www.lancashire.gov.uk/roads-parking-and-travel/report-it/report-it-on-the-go/>) so that LCC could inspect and consider works. Blacko Parish Council had been recommended to make this report.

LCC's Highway Safety Inspection Team did inspect Beverley Road every 6 months as well as react to customer reports and its next inspection was due late November/early December.

Furthermore, a request had been made by one of the County Councillors for the Pendle Rural Division for all the gullies on Beverley Road to be checked.

An update on Red Lane, Blacko was expected at this meeting particularly given that there had been no improvement but one had not been provided. This would be followed up with LCC ahead of the next meeting.

New Issue

A further flooding issue on Sabden Road, Higham was identified. Water had been regularly running across driveways since resurfacing works had been undertaken on the road. This had been reported to LCC on a number of occasions by the Clerk of Higham with West Close Booth Parish Council and although the gullies had been cleaned out the issue persisted. It was suggested that there might be an underground blockage that was causing the issue. LCC would be asked to investigate that possibility.

RESOLVED

- (1) That the updates on Barley New Road, Barley, Park Avenue, Barrowford and Beverley Road, Blacko be noted.
- (2) That Lancashire County Council (LCC) be requested to provide an update on the ongoing flooding issues on Red Lane, Blacko at the next meeting.
- (3) That LCC be requested to investigate a potential underlying issue on Sabden Road, Higham that might be contributing to flooding at that location.

REASON

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

111. 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.

112. OUTSTANDING ISSUES

- (a) Traffic Issues on Wilton Street, Barrowford (1/11/2023)
- (b) Land at Rear of 2-24 Church Street, Barrowford (1/11/2023)

Chair _____