

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD ON 8TH JANUARY, 2025
AT HOLMEFIELD HOUSE**

PRESENT

Councillor N. Ahmed (Chair)

Councillors

*D. Gallear
B. Newman
M. Stone*

Co-optees

*D. Heap - Barley with Wheatley Booth Parish Council
R. Oliver – Barrowford Parish Council
N. Hodgson - Blacko Parish Council
F. Shiers – Goldshaw Booth Parish Council
D. Perrin - Higham with West Close Booth Parish Council
M. Schofield - Roughlee Booth Parish Council*

Officers in Attendance

<i>W. Forrest N. Watson J. Robinson</i>	<i>Housing Needs Manager (Area Co-ordinator) Assistant Director Planning, Building Control and Regulatory Services Committee Administrator</i>
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Police

PCSO A. Fielding

(An apology for absence was received from D. Hall, Old Laund Booth Parish Council).



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

<i>John Kay Richard Kenyon</i>	<i>24/0684/FUL - Full: Change of use of pub (Sui Generis) to a dwelling (C3) and the erection of 1 no. dwelling on existing car park at Cross Gaits Inn, Beverley Road, Blacko</i>	<i>Minute No. 108a</i>
<i>John Kay</i>	<i>24/0685/LBC - Listed Building Consent: Change of use of pub (Sui Generis) to a dwelling (C3) and the erection of 1 no. dwelling on existing car park at Cross Gaits Inn, Beverley Road, Blacko</i>	
<i>Zara Moon</i>	<i>24/0742/HHO - Full: Erection of a garage attached to plant store at Far Banks Farm, Cross Lane, Barley</i>	
<i>Philip Marginson</i>	<i>Enforcement Action - Land at 1 Fir Trees Grove, Higham (Case 6)</i>	<i>Minute No. 109</i>



104. DECLARATION OF INTERESTS

Members were reminded of the requirements of the Member Code of Conduct concerning the Declaration of Interests. There were no Declarations of Interest.

105. PUBLIC QUESTION TIME

A resident reported that the Post Office / Newsagent on Gisburn Road, Barrowford had either been operating on reduced hours or had been closed altogether over the Christmas period. The resident was aware that Booths Supermarket was unable to sell newspapers so as not to take trade from the shop and asked if this prohibition could be lifted if the shop was to continue operating as it had done over the Christmas period. Another resident suggested that the shop might have recently been advertised for sale.

The Chair said that this would be looked into and that a response would be provided to the resident in due course.

106. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 4th December, 2024, be approved as a correct record and signed by the Chair.

107. POLICE MATTERS AND COMMUNITY SAFETY ISSUES

The crime statistics for December 2024 compared to the same period in the previous year had been circulated prior to the meeting.

DECEMBER	2024	2023
Burglary – Residential	4	2
Burglary – Other than Dwelling	5	4
Vehicle Crime	0	5
Hate Crime	0	0
Assaults	24	15
Theft	5	3
Arson/Criminal Damage	3	1
All Other Recordable Incidents	44	N/A
All Other Recordable Incidents (Year to Date)	406	N/A
Anti-Social Behaviour	11	20

The crime figures for December, where comparisons could be made, were showing increases in all types of incidents with the exception of Vehicle and Hate Crimes and Anti-Social Behaviour (ASB). There had been a 55% decrease in the number of reported ASB incidents.

PCSO Fielding wanted to reassure Members that the increase in Assaults was not as alarming as it appeared to be. He explained that National Crime Recording Standards had changed and said Assault incidents now included pushes and shoves and dog bites. The Assaults during

December in the Barrowford and Western Parishes area were a mixture of domestic violence, night-time disorder over the Christmas and New Year period and three dog bites.

The two residential burglaries in Barrowford were vehicle related and perpetrated by offenders from West Yorkshire. There was ongoing joint working with West Yorkshire Police to apprehend the offenders.

The Police had seen an increase in youths coming from Colne to Barrowford and Bulholme Playing Fields in particular. All the youths were known to PCSO Fielding and he was in the process of dealing with them.

Speeding issues on Gisburn Road, Barrowford, the A6068 and in the villages were again raised. The Police had been more proactive over last few months. Twenty Officers were now trained on the use of speed detection equipment and more night-time resources were available. PCSO Fielding said speeding logs had been minimal over the last six weeks.

It was asked what the discussions within the Police were following the recent fatal road traffic collision on Manchester Road, Nelson. The driver had been apprehended and was now on remand. The day following the incident a video of a drag race on Manchester Road had emerged on social media, the individuals involved had since been identified and charged with driving without due care and attention. Following these incidents meetings between the Police and Lancashire County Council had been convened and it was thought that the introduction of average speed cameras between Burnley and Nelson was being considered.

PCSO Fielding was in the process of catching up with all the Town and Parish Councils in the area and would be making monthly visits to all the parishes going forward. The Police and Crime Commissioner for Lancashire had a real focus on neighbourhood policing in his five-year plan.

It was asked whether any parking patrols had been undertaken around Rushton Street school, Barrowford. PCSO Fielding was working closely with its Headteacher, and the Police were due to launch a campaign to address parking issues around all schools in Pendle. Details of this campaign would be posted on social media once available.

The Police had attended to all 999 calls in spite of the recent bad weather.

108. PLANNING APPLICATIONS

(a) Planning applications for determination

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

24/0684/FUL Full: Change of use of pub (Sui Generis) to a dwelling (C3) and the erection of 1 no. dwelling on existing car park at Cross Gaits Inn, Beverley Road, Blacko for Mr. John Kay

RESOLVED

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

1. There is no clear and convincing justification for the proposed change of use of Cross Gaits Inn to become a dwelling. The proposal would result in the loss of a community facility and would result in less than substantial harm to the significance of the heritage asset and would be contrary to the Pendle Local Plan Core Strategy ENV1, SUP1 and the National Planning Policy Framework (NPPF) Paragraph 215.
2. The erection of the dwelling would mean that the car park would be lost for the customers of the public house. The loss of the car parking with the public house being the lawful use would lead to parking on the highway which would lead to a danger to road users. The development would lead to a danger on the highway contrary to paragraph 116 of the National Planning Policy Framework.

24/0685/LBC Listed Building Consent: Change of use of pub (Sui Generis) to a dwelling (C3) and the erection of 1 no. dwelling on existing car park at Cross Gaits Inn, Beverley Road, Blacko for Mr. John Kay

RESOLVED

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

The development to enable the change of use of the historic asset which is a public house to a dwelling would result in an adverse impact to its historic significance. This would lead to less than substantial harm to the significance of the Grade II Listed Building. There is no clear and convincing justification for this loss of the significance of this designated heritage asset and no public benefits have been demonstrated to outweigh the harm. The development would thus be contrary to Policy ENV1 and ENV2 of the Pendle Local Plan Part 1: Core Strategy and paragraphs 212, 213 and 215 of the National Planning Policy Framework.

24/0742/HHO Full: Erection of a garage attached to plant store at Far Banks Farm, Cross Lane, Barley for Mr. Mark Platt

RESOLVED

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

Due to its design and position next to the converted barn and its position in the National Landscape the proposed garage would result in a harmful impact on the character of the open countryside and the Forest of Bowland National Landscape and would be incongruous in design with its relationship to the adjacent dwelling. This would result in poor design and a harmful impact on the National Landscape contrary to policies ENV1 and ENV2 of the Adopted Pendle Local Plan Part 1: Core Strategy, the Adopted Pendle Design principles SPD, Development in the Open Countryside SPC, and Forest of Bowland AONB SPG.

24/0826/PIP Permission in Principle: Erection of up to 5 no. dwellings on Land to the East of Ebenezer Chapel, Gisburn Road, Blacko for Mr. Reegah Haigh

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

The development of this site for up to five dwellings would in principle result in an unacceptable impact upon the character and visual amenity of the area contrary to policies ENV1, ENV2 and LIV5 of the Pendle Local Plan Part 1: Core Strategy.

(b) Planning Appeals

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

109. ENFORCEMENT ACTION

The Head of Legal and Democratic Services submitted an update on enforcement matters.

The speaker in attendance advised Members that although work had been undertaken to reduce the height of the fence on Land at 1 Fir Trees Grove, Higham (Case 6) by 15th December, 2024, it had not been reduced to its previous / original height as stated in the report.

They further advised that the fence height continued to cause a serious hazard for vehicles entering the A6068 owing to visibility splay obstruction. These safety concerns were echoed by the representative from Higham with West Close Booth Parish Council. Officers were aware of the seriousness of the issue and were responding to it as quickly as possible.

The Assistant Director Planning, Building Control and Regulatory Services confirmed that the height of the fence had been reduced and said measurements would now need to be taken by the Planning Enforcement Officer to ensure the height had been reduced to a height that would comply with the Enforcement Notice. These measurements would be taken during the week commencing 13th January, 2025 and the owner would be prosecuted if they had not complied.

110. AREA COMMITTEE BUDGET 2024/25

The Head of Housing and Environmental Health reported that the Committee had allocated all its Budget. A full report would be submitted to the next meeting.

111. TRAFFIC LIAISON MEETING

The minutes of the Pendle Traffic Liaison Meeting held on 25th November, 2024 were submitted for information.

This Committee's request for residents' parking on Church Street, Barrowford had been considered at the meeting and it had been agreed that Lancashire County Council (LCC) would not progress the request. Members expressed disappointment about this.

LCC had, however, been asked if it would be considering other options for addressing the highway safety and traffic issues on Church Street instead and Members would be advised of its response in due course.

112. FLOODING ISSUES/RISKS

The following updates were reported for information.

Flooding Issue on Wheatley Lane Road, Fence

The offending gullies on Wheatley Lane Road, Fence were cleaned on 28th November, 2024. Any further flooding issues at this location should be reported to Lancashire County Council (LCC) via the Love Clean Streets webpage (<https://www.lancashire.gov.uk/roads-parking-and-travel/report-it/flooding-and-drainage/>) or app (<https://lovecleanstreets.info/>).

It was reported that some but not all of the offending gullies were cleaned on 28th November, 2024. LCC would be made aware of this.

Sinkhole (Void) near Stepping Stones, Roughlee

The imminent meeting between Pendle Borough Council (PBC) Officers and an Officer from Lancashire County Council's (LCC's) Bridges Department reported at the last meeting took place during the week commencing 25th November, 2024.

The channel was far too deep to allow a normal inspection of the condition of the wall, so LCC would have to instruct specialist divers to inspect.

The LCC Officer concurred with the owner of the land and PBC Officers that the wall had been undercut which had led to material loss and the formation of the sinkhole (void). There was also another sinkhole starting to form.

The LCC Officer also agreed that the road would be at risk very soon and that LCC needed to act.

LCC was going to look at programming in some repair works this year for the full length of the wall and the reinstatement of the void.

The current plan of action was to remove all the tree debris from inside and around the void, trim the adjacent tree to allow access for the repair works and then get an underwater survey of the void carried out along the wall to see the extents of the issue.

The repairs wouldn't be able to be carried out until June 2025 due to the restrictions of working in a main river and also the need to obtain a permit for the repairs. The plan in the interim was to place a Soluform bag via the specialist divers in the void under the wall and then rock bags in the invert to help build the riverbed back up as it should silt up and seal off the void.

In the meantime, while LCC was preparing the scheme and applying for the permit they would closely monitor the issue. If anyone was to notice the situation getting worse, it should be reported to LCC immediately.

Surface Water Flooding and Lack of Lighting on M65 Motorway

This issue was reported to Lancashire County Council (LCC) via the Love Clean Streets website following the last meeting. LCC had since advised that, following assessment, further investigatory work had been identified and was now in hand.

It was reported that these issues had also been the subject of a notice of motion considered at the Council meeting held on 19th December, 2024. The Council had resolved to write to National Highways, LCC, the Secretary of State for Transport, and the local MPs about the issues.

New Issues

It was reported that there was a flooding issue on Harpers Lane, Fence which was recurrent and had resulted in part of the road surface being washed away. This issue had been raised with Lancashire County Council previously by Old Laund Booth Parish Council and would be raised with it again following this meeting.

RESOLVED

- (1) That the updates be noted.
- (2) That Lancashire County Council (LCC) be requested to clean the offending gullies on Wheatley Lane Road, Fence that had not been cleaned on 28th November, 2024.
- (3) That LCC be again requested to investigate the recurrent flooding issue on Harpers Lane, Fence.

REASON

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

113. OUTSTANDING ISSUE

The following item had been considered by the Committee and further action or information requested. An update would be provided at a future meeting.

- Drainage Issue outside Bay Horse Pub, Roughlee (06.11.2024)

114. 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.

115. PROBLEM SITES

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

Members reported that works at the only listed site had commenced since the report's publication. The Assistant Director Planning, Building Control and Regulatory Services had not been aware of this and would now arrange for a Building Control Officer to attend the site to undertake an inspection.

Chair _____