

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD ON 5TH MARCH, 2025
AT HOLMEFIELD HOUSE**

PRESENT

Councillor N. Ahmed (Chair)

Councillors

*D. Gallear
B. Newman
M. Stone*

Co-optees

*R. Oliver – Barrowford Parish Council
N. Hodgson - Blacko Parish Council
K. Wilkinson – Goldshaw Booth Parish Council
D. Perrin - Higham with West Close Booth Parish Council
D. Hall - Old Laund Booth Parish Council
M. Schofield - Roughlee Booth Parish Council*

Officers in Attendance

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

Also in Attendance

*County Councillor H.
Hartley*

(An apology for absence was received from D. Heap, Barley with Wheatley Booth Parish Council.)



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

<i>Mark Hanson Robin Willoughby</i>	<i>24/0857/FUL - Full: Change of use of land to be used as a Shooting Club (Sui Generis) including formation of Earth Bund at end of existing track and the creation of car parking area on existing yard at Hunters Holme, Grove Lane, Higham</i>	<i>Minute No. 132a</i>
<i>Howard Hartley Jackie Heaps Stephen Heaps Robin Willoughby</i>	<i>24/0484/FUL - Full: Demolition of existing vacant shop and the erection of 6 no. dwellings with associated infrastructure at Roaming Roosters, Barrowford Road, Higham</i>	<i>Minute No. 132b</i>
<i>Philip Marginson</i>	<i>Enforcement Action – Land at 1 Fir Trees Grove, Higham (Case 6)</i>	<i>Minute No. 133</i>
<i>Janine Nelson</i>	<i>Street Naming and Numbering: Request to</i>	<i>Minute No. 136</i>

*Name a Lane off Wheatley Lane Road,
Barrowford*



128. 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.

129. PUBLIC QUESTION TIME

A local farmer spoke about the free educational visits he had been offering to his farm, Northwood Farm in Higham for the past 18 months <https://www.forestofbowland.com/northwood-farm>. The visits and activities on offer could be adapted to complement students' curriculum and could be influenced by the individual groups, such as dementia groups, or the schools/colleges visiting.

There were accessible facilities available on the farm for wheelchair users including off-road paratreckers.

The farmer had secured funding from the Forest of Bowland National Landscape which would be used to continue offering visits and activities for a further 12 months.

The farmer would share some further information with the Committee Administrator for circulation to Members so they could assist in promoting the farm more widely.

130. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 5th February, 2025, be approved as a correct record and signed by the Chair.

131. POLICE MATTERS AND COMMUNITY SAFETY ISSUES

The crime statistics for February 2025 compared to the same period in the previous year had been circulated prior to the meeting.

FEBRUARY	2025	2024
Burglary – Residential	1	3
Burglary – Other than Dwelling	2	1
Vehicle Crime	0	0
Hate Crime	0	0
Assaults	10	11
Theft	4	2
Arson/Criminal Damage	3	6
All Other Recordable Incidents	25	28
All Other Recordable Incidents (Year to Date)	73	N/A
Anti-Social Behaviour	7	20
	2	

The crime figures for February, where comparisons could be made, were showing no increases with the exception of Burglary - Other than Dwelling and Theft. There had been a 65% decrease in the number of reported Anti-Social Behaviour incidents.

PSCO A. Fielding had advised Members prior to the meeting that the Neighbourhood Policing Team (NPT) had ongoing plans for tackling speeding issues within the Barrowford and Western Parishes area.

He further advised that the NPT had been arranging community drop-ins within the parishes but that these, unfortunately, had, so far, not been very well attended. The NPT would, however, continue to hold these events in the coming months.

Members welcomed the Police's plans for tackling speeding issues, particularly given the serious accident that had occurred on the M65 last week, and further hoped a two-pronged approach of enforcement and education would be taken to the issue. County Councillor Howard Hartley said he had recently attended an event with the Police at Marsden Heights Community College at which the Imams from local Mosques had agreed to preach an anti-speeding message to their congregations.

Members also recognised the remarkable successes of the Bin the Bangers operation the Police had recently been running in Pendle.

132. PLANNING APPLICATIONS

(a) Applications to be determined

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

24/0857/FUL Full: Change of use of land to be used as a Shooting Club (Sui Generis) including formation of Earth Bund at end of existing track and the creation of car parking area on existing yard at Hunters Holme, Grove Lane, Higham for Mrs. Adele Hanson

The Assistant Director Planning Building Control and Regulatory Services had circulated an update report prior to the meeting which advised that a risk assessment, method statement and standard operating procedure had been submitted today. However, these had not been found to be satisfactory and further discussions were ongoing with the applicant. The report further advised that the Health and Safety Executive (HSE) had recently been consulted and that its comments were awaited. The recommendation had, therefore, altered from approval to deferral to allow the discussions with the applicant to conclude and also to allow time for the HSE to respond.

RESOLVED

That determination of this application be **deferred** to the next meeting of this Committee to allow discussions with the applicant relating to the recently submitted risk assessment, method statement and standard operating procedure to conclude and also to allow time for comments from the Health and Safety Executive to be received.

24/0888/VAR Variation of Condition: Vary Condition 2 (Plans) of Planning Permission 20/0643/TDC on Land to the South West of Goldshaw Court, Newchurch In Pendle for Mr. S Barnes

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: In order to comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (As Amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans: ADM/24/34/01, ADM/24/34/02, ADM/20/08/05, Location Plan.

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

3. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

4. The recommendations detailed in the Phase 1 Habitat Survey undertaken by Pennine Ecological dated July 2020 be carried out prior to any above ground works at the site. Any further necessary mitigation measures identified should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any further development. The development shall subsequently be implemented entirely in accordance with the approved details. Thereafter, unless otherwise agreed in writing by the Local Planning Authority, the mitigation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To protect natural species and their habitats.

5. Prior to the first occupation of development a scheme for the construction of the site access shall be submitted to and approved in writing by the Local Planning Authority. All works shall be implemented in accordance with the approved scheme prior to any dwelling being occupied.

Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 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 0.9m above the road level, within the visibility splays on Well Head Road. The visibility splays to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of each proposed access from the continuation of the nearer edge of the carriageway of Well Head Road to points measured 32m (northbound)

and 39m (southbound) to the centre of the carriageway of Well Head Road, from the centre line of each access, and shall be constructed and maintained at verge level.

Reason: To ensure adequate visibility at each site access.

7. The garages hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the dwellings and shall not be used for any purpose that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order amending or revoking and re-enacting that order.

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

8. Prior to first occupation each dwelling shall have an electric vehicle charging point.

Reason: To encourage sustainable travel.

9. The car parking shown on the approved plans shall be constructed, laid out and surfaced in a bound porous material and made available prior to the first occupation of any house. The spaces shall thereafter at all times be retained for the parking of cars associated with the occupants of the dwelling.

Reason: In order to ensure the site is provided with adequate off street parking in the interests of highway safety.

10. The windows in the ground floor side elevations and first floor side elevations of both dwellings hereby permitted shall at all times be glazed only with obscure glass of Level 4 or above. Any replacement glazing shall be of an equal degree of obscurity and the windows shall be hung in such a way as to prevent the effect of obscure glazing being negated by way of opening.

Reason: In order to protect and preserve the privacy and amenity of the occupiers of the adjoining dwelling.

11. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C, D and E of Part 1 and Classes A, B & C of Part 2 of Schedule 2 of that Order shall be carried out 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 in order to safeguard the significance of the heritage assets.

12. In the first planting season after the date of this planning permission a hedge using indigenous species shall be planted along the whole boundary of the land immediately to the rear of the south west boundary of the curtilage as shown on plan ADM/20/06/05. The hedge shall be grown and maintained at a minimum height of 1.5m and shall be retained in perpetuity.

Reason: To integrate the development into the nationally important National Landscape.

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) 24/0484/FUL - Full: Demolition of existing vacant shop and the erection of 6 no. dwellings with associated infrastructure at Roaming Roosters, Barrowford Road, Higham**

The Assistant Director Planning, Building Control and Regulatory Services submitted a report to recommend that the appeal against refusal of the above planning permission, based on the development causing substantial harm to the green belt, not be defended by the Council.

RESOLVED

That the appeal against refusal of planning permission for demolition of existing vacant shop and the erection of 6 no. dwellings with associated infrastructure at Roaming Roosters, Barrowford Road, Higham (24/0484/FUL), based on the development causing substantial harm to the green belt, **continues to be defended** by the Council.

REASON FOR DECISION

The Committee feel that substantial harm to the green belt can be demonstrated and that continuing to defend the appeal would not be unreasonable and may not lead to an award of costs against the Council.

(c) Planning Appeals

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

133.

ENFORCEMENT ACTION

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

In a verbal update it was reported that the Council would be appointing a contractor to undertake works in default on its behalf in Field No 9346 Jinny Lane, Roughlee (Case 4). The costs of the works would then be recovered by either placing a charge on the land or by enforcing its sale.

The speaker in attendance said that, although the original offending fencing had been lowered by a further 15cms on land at 1 Fir Trees Grove, Higham (Case 6), there were still fencing related safety issues on this land. The issue was now that a section of fencing at the side had been moved 30cms further away from the junction and into the garden of the property and was seriously affecting the speaker's visibility splay when entering the A6068 on his tractor. The speaker felt the issue could be easily resolved by the offending section's permanent removal.

The Assistant Director Planning, Building Control and Regulatory Services said caution needed to be exercised as the Council was not able to over-enforce but also said that they would undertake a further site visit to see if they agreed with the speaker's suggested resolution to the matter. If there was agreement, the owner, via their agent, could be asked if the offending section of fencing could be removed.

RESOLVED

- (1) That a further site visit on land at 1 Fir Trees Grove, Higham (Case 6) be undertaken by the Assistant Director Planning, Building Control and Regulatory Services to ascertain whether the removal of a section of side fencing on the land would resolve the safety concerns raised at this meeting.
- (2) That, should it be determined the most appropriate course of action by the Assistant Director Planning, Building Control and Regulatory Services following the site visit referred to in (1), the owner, via their agent, be asked to consider removing the offending section of fencing.

REASON

In the interests of highway safety.

134. AREA COMMITTEE BUDGET 2024/25

The Head of Housing and Environmental Health reported that the unallocated sum of the Committee's 2024/25 Budget was £363. A full report would be submitted in due course.

**135. PROPOSED EXTINGUISHMENT OF PUBLIC FOOTPATH FP1317128
AT STRAITGATE COTTAGE, ROUGHLEE**

The Assistant Director Operational Services submitted a report to advise Members that an application for a formal Public Path Extinguishment Order for Public Footpath FP1317128 at Straitgate Cottage, Roughlee had been received and to further recommend that that application be refused. The Public Footpath's location was shown in the two maps attached to the report at Appendices 1 and 2.

Informal consultation had been undertaken with Barrowford and Pendleside Ward Councillors, Roughlee Booth Parish Council, Lancashire County Council, statutory utility providers, the Burnley and Pendle Ramblers and the Peak and Northern Footpath Society. There was a lack of support for the application and some consultees had indicated that they would likely object if the Council were to make an Extinguishment Order.

The application had also been assessed against legislative criteria, and it had been concluded that the Applicant had not made a sufficiently strong case for the Extinguishment Order to be made.

Following discussion Members determined that the application should be refused.

RESOLVED

- (1) That the report be noted.

- (2) That the application for a formal Public Path Extinguishment Order for Public Footpath FP1317128 at Straitgate Cottage, Roughlee be refused.

REASONS

- (1) Objections are likely to be received if the Council makes an Extinguishment Order.***
(2) It is questionable whether the proposed extinguishment would satisfy the legislative criteria for an Order to be made and confirmed.

136. STREET NAMING AND NUMBERING: REQUEST TO NAME A LANE OFF WHEATLEY LANE ROAD, BARROWFORD

The Head of Housing and Environmental Health submitted a report requesting for Members to decide whether the unnamed lane off Wheatley Lane Road, Barrowford between Nos 141 and 145 should be formally named, and if so, to decide upon the name.

A request had been made by the developer (and the owner-occupier of 145 Wheatley Lane Road) of a new dwelling, which would lie between 143A and 145 and would be accessed by a currently unnamed lane, to formally name that lane and use it for the postal address for the new dwelling instead of 143B Wheatley Lane Road. The owners of 143 and 143A fully supported the proposal. The report stated that the owner-occupier of 141 had objected to the proposal but in a verbal update it was reported that there had been a miscommunication, they had not objected to it, they just did not think it would be the simplest and most convenient solution to the issue. It would, however, be possible for 141 to be excluded from a renaming scheme without creating a significant address anomaly, if needed.

Renaming the lane would not affect any ownership and liability for maintenance and the lane would remain unadopted.

Suitable street names proposed by the developer, in order of their preference, included Cherry Tree Lane; Lime Tree Lane; and Highfield Lane. The speaker in attendance advised Members that there was an intention to plant some cherry trees on the lane should Cherry Tree Lane be chosen as its new name.

Changing an existing address could be extremely disruptive but initial problems did resolve themselves over time.

If the lane was named, a new street nameplate would need to be provided. The developer had agreed to provide it, in the first instance, but the Council would become responsible for maintaining it and replacing it should it be damaged.

The Council would not be able to compensate any owner/occupier who incurred losses or expenditure in choosing to have their address changed.

If Members were minded to decline the developer's request 143B would be assigned to maintain a proper sequence of numbering. The developer could add an alias name to the dwelling's postal address as long as it was used in addition to the number and not instead of it.

Following discussion Members determined that the currently unnamed lane between 141 and 145 Wheatley Lane Road, Barrowford should be formally named and further chose the name, Cherry Tree Lane.

RESOLVED

- (1) That the report be noted.
- (2) That the currently unnamed lane between 141 and 145 Wheatley Lane Road, Barrowford be formally named.
- (3) That the lane referred to in (2) be formally named Cherry Tree Lane.

REASON

To allow for the efficient delivery of mail and services to the occupiers of houses accessed from the lane.

137. 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.

138. FLOODING ISSUES/RISKS

The following update was reported for information.

Drainage Issues Outside Bay Horse Pub, Roughlee

Members noted that United Utilities had advised that there were three patches that needed fixing downstream on the system, they had been trying to undertake this work since the turn of the year, but they were unable to do it when the system was in flood and it had been on each occasion. They were due to be on site again imminently to try and complete the works but if there had been significant rainfall the works would be put off again.

It was reported that the situation had certainly improved but there could be potential for the issues to recur when the establishment re-opened and its facilities started to be used again. The issue would be raised again if this were to be the case.

139. 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.

140. 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.

It was reported that works were now well underway on the only listed site, and this was well received by Members.

Chair _____