

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD ON 2ND JULY, 2025
AT HOLMEFIELD HOUSE**

PRESENT

Councillor N. Ahmed (Chair)

Councillors

*D. Gallear
M. Stone*

Co-optees

*R. Oliver – Barrowford Parish Council
N. Hodgson - Blacko Parish Council
K. Wilkinson – Goldshaw Booth Parish Council
M. Schofield - Roughlee Booth Parish Council
J. Metcalfe – Higham with West Booth Parish Council
J. Hartley – Old Laund Booth Parish Council*

Police

*PC Kai Lyddiatt
PC Brad Wheeler*

Officers in Attendance

*W. Forrest
N. Watson*

*Housing Needs Manager (Area Co-ordinator)
Assistant Director Planning, Building Control & Regulatory
Services
Committee Administrator*

J. Eccles

Also in Attendance

County Councillor H. Hartley

(Apologies for absence were received from Councillor B. Newman and D. Heap, Co-optee for Barley with Wheatley Booth Parish Council.)

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

<i>P. Martinson</i>	<i>Unauthorised development - removal and</i>	<i>Minute No. 41</i>
<i>K. & B. Gerrard</i>	<i>erection of a fence at 1 Fir Trees Grove, Higham</i>	

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35.

DECLARATION OF INTERESTS

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

36.

PUBLIC QUESTION TIME

There were no questions from members of the public.

37.

MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 4th June, 2025, be approved as a correct record and signed by the Chair.

38.

POLICE MATTERS AND COMMUNITY SAFETY ISSUES

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

JUNE	2025	2024
Burglary – Residential	6	4
Burglary – Other than Dwelling	1	1
Vehicle Crime	0	0
Hate Crime	0	0
Assaults	8	11
Theft	4	4
Arson/Criminal Damage	2	5
All Recordable Crime	30	40
All Recordable Crime (Year to Date)	184	187
Anti-Social Behaviour	11	8

PC K. Lyddiatt said that the crime figures were quite low although there had been a recent spate of cars stolen. It was suspected that the offenders were coming from West Yorkshire to target the owners of certain high-value cars, in particular BMW and Golf models. They were stealing the keys from inside the home so the crimes were classed as residential burglaries rather than vehicle crime. He advised people to use CCTV and GP trackers where possible to protect their assets.

The Police were still doing a lot of work in the area to tackle anti-social driving - cars racing, mostly at night, speeding cars more generally, and people not wearing seat belts or using their mobile phones whilst driving. The Bin the Bangers campaign was still operating in an attempt to take noisy cars with modified exhausts off the road.

Members mentioned the problem on Carr Road with cars parking just over the bridge which were not clearly visible and not in the interests of highway safety. PC Lyddiatt said that the Police could use their powers for dealing with obstructions on the highway if a vehicle was parked causing a danger or obstruction. He encouraged people to report such instances and to get the number plate if possible. That way, if the car was no longer there, a visit could be paid to the owner's house and a warning given.

RESOLVED

- (1) That PC A. Fielding be asked if there were any diversionary activities planned in Barrowford over the summer holidays.

- (2) That the Police flag up the problem of parked cars causing a danger on the bridge at Carr Road with the Nelson Community Beat Manager to see if he could raise the issue with LCC to see whether the current line markings were adequate and if there was anything else that could be done to improve the situation.

39. PLANNING APPLICATIONS

(a) Planning applications for determination

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

25/0220/HHO Full: Demolition of existing detached garage, single storey rear extension, lean to front porch, two-storey front extension and the erection of a two storey front extension, extension to form bay window at ground floor, two storey side extension to front and rear incorporating garage; single storey rear extension at 6 Sandy Hall Lane, Barrowford

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:

- 3/36/2025 Proposed Floor Plans, Elevation and Site Plan.
- 4/36/2025 Proposed Roof Plan, Cross Section and Elevations
- Location Plan

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

3. Notwithstanding any indication on the approved plans and application form, prior to any external works commencing, samples of all the external materials and finishes to be used on the elevations and roof shall have been 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 allow the Local Planning Authority to control the external appearance of the development in the interest of visual amenity.

4. A scheme for the disposal of surface water shall be submitted to and approved in writing by the Local Planning Authority within two weeks of the commencement of development. The development shall thereafter be constructed and completed in accordance with the approved plans before the proposed development is occupied.

Reason: To control surface water flow disposal and prevent flooding.

5. The development hereby approved shall be carried out in strict accordance with the submitted Tree Protection Plan indexed with this application on 11th April 2025.

Reason: For the protection of trees

Informative Notes

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.

All construction work shall be carried out only within the hours of 8am – 6pm Monday – Friday, 9am – 1pm Saturday and no working Sundays and Bank holidays. Failure to work within these hours may result in a service of a notice under the Control of Pollution Act 1974, and potentially prosecution thereafter.

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 development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework, subject to compliance with planning 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.

(b) Planning Appeals

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on planning appeals. At the meeting it was reported that the Inspector had allowed the appeal against refusal for 6 dwellings at the Roaming Roosters site on Barrowford Road.

40. ENFORCEMENT ACTION

The Head of Legal and Democratic Services submitted a report, for information, giving the up-to-date position on prosecutions and answered related questions.

41. UNAUTHORISED DEVELOPMENT REMOVAL AND ERECTION OF A FENCE AT 1 FIR TREES GROVE, HIGHAM

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on the removal and erection of a fence at 1 Fir Trees Grove, Higham. The report stated that actions had been taken to identify the breach and had been dealt with as far as practically possible. At the previous meeting requested written confirmation on whether the fence had been brought down to the purple line shown in the enforcement notice.

The Committee acknowledged the comments of the objector that the fence position had slightly altered. The Committee noted the evidence that the fence had been measured and that the

height did not exceed the former height. Committee noted that the work had resulted in vegetation being removed and, that overall, that had considerably improved the visibility at the junction. No further enforcement action was therefore considered necessary or in the public interest to pursue.

RESOLVED

- (1) That the actions that had been taken to identify the breach be noted.
- (2) That the breach had been identified and dealt with as far as was practically possible.
- (3) That no further action be taken on the matter.

REASON

1. ***There is no other reasonable course of action that could be taken to identify any breach.***
2. ***All reasonable steps have been taken to identify the breach.***
3. ***That the matter has been progressed as far as is necessary and reasonable bearing in mind the works including the removal of the vegetation have improved visibility.***

42. AREA COMMITTEE BUDGET 2025/26

The Head of Housing and Environmental Health submitted a report which advised Members on the Committee's 2025/26 Budget. It showed that the total funds available of £25,343 (consisting of £7,493 unspent funding carried forward from the previous year and the 2025/26 allocation of £17,850) had all been committed.

43. LAND ADJACENT TO FLATS 1 & 2 MILL STREET, BARROWFORD

The Director of Resources submitted a report on the proposal to declare the above non-operational land (shown as two parcels within the plan attached to the report) surplus and to negotiate the sale or lease of the land to the adjoining residents for garden/domestic use. It sought the view of the Committee prior to it being considered by the Executive on 17th July.

RECOMMENDATION

- (1) That the Executive declare that the land adjacent to flats 1 & 2 Mill Street, Barrowford be surplus to requirements.
- (2) That the Executive delegate authority to the Director of Resources to negotiate terms for the sale or lease of the parcel(s) of land.

REASONS

1. ***To allow residents to make use of non-operational land and to remove any future maintenance liability.***
2. ***To achieve a capital receipt or rental income in accordance with best value.***

44. FLOODING ISSUES/RISKS

(a) Sinkhole (Void) near the Stepping Stones, Roughlee

In June 2024 Members reported a sinkhole had appeared on a patch of land between the river and the highway and was increasing in size. Concerns were expressed that the issue could cause the road to collapse if not addressed.

LCC reported that the trees in this location had been removed and they had placed rock bags into the sinkhole along with barriers on the carriageway to keep vehicles away from the edge. They were continuing to monitor the wall and had noted that the small hole found last time on site was now starting to open up. The current plan of action was to monitor the wall and take action where needed.

It was pointed out that a little further up the highway towards Barley there was a section of posts that were leaning dramatically and might also need looking at.

RESOLVED

That LCC be asked to keep the Committee informed of any proposed works on the void near the Stepping Stones, Roughlee and to inspect the leaning posts on the road up to Barley.

REASON

In the interests of highway safety.

(b) Flooding/drainage in the Vicinity of the Public toilets in Newchurch-in-Pendle

Members were informed that there were ongoing discussions with the owner of the land above the toilets in Newchurch-in-Pendle to see if there was anything that could be done to address the drainage issue at this location. Any update would be reported to a future meeting.

(c) Drainage Issue to the south of the junction of Park Avenue with Lower Parrock Road

It was noted that the Engineering Team had reported the above drain, which appeared to be blocked or not fully functioning, to LCC via the Love Clean Streets webpage. There was a lot of surface water present in that vicinity when it had rained the week before. Members agreed to monitor the situation.

(d) An opportunity for new flooding/drainage issues to be raised

There were no new issues raised.

45. ITEMS FOR DISCUSSION

(a) Parking Issue in Barley

Members appreciated that Barley attracted a lot of visitors and parked in the village to take advantage of the pubs and café, as well as it providing a starting or meeting point for walkers. Their business was welcomed. However, some visitors were not choosing to park in the car park

or, if it was full, were parking elsewhere in the village and some were parking inconsiderately causing a problem for residents and local farmers.

RESOLVED

That LCC be invited to visit Barley to witness the parking problems so they could consider additional parking restrictions in the village.

REASON

In the interests of highway safety and residential amenity.

(b) Traffic and parking issues on Church Street, Barrowford

Members reported complaints from residents about speeding cars on Church Street. It was likely that some people were using it as a short cut from Gisburn Road via Carr Road to the A6068 and vice versa. There were also reports of some HGVs accessing the Oaklands development via Church Street instead of down Wheatley Lane Road.

RESOLVED

- (1) That the Assistant Director Planning, Building Control and Regulatory Services be asked to remind the developer of the Oaklands site of the agreed routing for vehicles accessing or delivering to the site.
- (2) That LCC be asked to meet Members on site at an appropriate time to look at the problems being encountered on Church Street.

REASON

In the interests of highway safety.

46. OUTSTANDING ISSUES

- a. Flooding/Drainage Issue in the Vicinity of the Forest pub, Fence (02.04.2025)
- b. Flooding/Drainage Issue in the Vicinity of the Public Toilets in Newchurch-in-Pendle (02.04.2025)

47. 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.

48. UNAUTHORISED DEVELOPMENT

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on unauthorised development at a property in the area. At the last meeting this item was deferred and clarification sought on what constituted permitted development.

Committee noted the pre-existing position with a fence having been in situ for many years along the western boundary. The Committee also were aware that the majority of the work was permitted development with one section requiring planning permission. That section did not however result in any adverse impact on design or on neighbours. It was not therefore in the public interest or expedient to take enforcement action.

RESOLVED

That no further action be taken on the matter.

Chair _____