

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD ON 6TH AUGUST, 2025
AT HOLMEFIELD HOUSE**

PRESENT

Councillor N. Ahmed (Chair)

Councillors

*D. Gallear
B. Newman
M. Stone*

Co-optees

*A. Stringer – 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*

Officers in Attendance

*D. Walker
A. Pushparagan
J. Eccles*

*Assistant Director Operational Services
Planning Officer
Committee Administrator*

Also in Attendance

County Councillor H. Hartley

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



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

<i>Maureen Ivers Rebecca Cohen</i>	<i>25/0110/OUT – Outline: Erection of 9 detached and semi-detached dwellings with integral, attached and detached garages (Access, Layout, Scale and Landscaping) at 425 Gisburn Road, Blacko</i>	<i>Minute No. 50(a)</i>
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<i>Will Rogers Iain Lord</i>	<i>25/0337/FUL - Full: Conversion of vacant church (Use Class F1(f)) into 6 no. residential flats (Use Class C3) and other associated works at Saint Peter and Saint Pauls Roman Catholic Church, Gisburn Road, Barrowford</i>	<i>Minute No. 50(a)</i>
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<i>Luke Pringle Lee Greenwood Jackie Heaps</i>	<i>25/0388/PIP Permission in Principle: Erection of up to 5 no. dwellings at Greenbank Farm, Greenbank Drive, Fence</i>	<i>Minute No. 50(a)</i>
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46. DECLARATION OF INTERESTS

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

Members' attention was also drawn to the requirements of the Council's Code of Conduct relating to the disclosure of Other Registrable Interests and Non-Registrable Interests.

The following person declared an Other Registrable interest in the item indicated –

Mr M. Schofield	25/0388/PIP - Permission in Principle: Erection of up to 5 no. dwellings at Greenbank Farm, Greenbank Drive, Fence	Minute No. 5(a)
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47. PUBLIC QUESTION TIME

There were no questions from members of the public.

48. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 2nd July, 2025, be approved as a correct record and signed by the Chair.

49. POLICE MATTERS AND COMMUNITY SAFETY ISSUES

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

JULY	2025	2024
Burglary – Residential	1	2
Burglary – Other than Dwelling	3	0
Vehicle Crime	3	3
Hate Crime	0	0
Assaults	14	14
Theft	6	3
Arson/Criminal Damage	3	2
All Recordable Crime	35	32
All Recordable Crime (Year to Date)	236	236
Anti-Social Behaviour	9	14

PCSO A. Fielding was unable to attend the meeting but provided an update on recent activity in the various villages which had been circulated prior to the meeting and was read out for the benefit of members of the public.

Overall, crime was relatively low. The police had been proactive in stopping and ticketing Lamborghinis over the last couple of weekends, working closely with the hire companies to identify and hold drivers accountable for their poor driving standards. Vehicle thefts had dropped in the parish areas (although it was pointed out that a Nissan Navara pickup had recently been stolen in Higham). There had been extensive working cross border in identifying criminals in Yorkshire.

PCSO Fielding had attended some Parish Council meetings and taken on board their comments and concerns. There would be some proactive work on speed enforcement and drink/drive operations over the coming weeks.

50.

PLANNING APPLICATIONS

(a) Planning applications for determination

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

25/0110/OUT *Outline: Erection of 9 detached and semi-detached dwellings with integral, attached and detached garages (Access, Layout, Scale and Landscaping) at 425 Gisburn Road, Blacko for The Executors of The Estate of Mrs D. Holt*

(Before the vote was taken, the Planning Officer advised that a decision to refuse the application for the reasons set out would represent a significant risk of costs being awarded against the Council in the event of an appeal. 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.)

A planning update was circulated prior to the meeting which stated that the agent had advised that a drainage strategy was being prepared. It was therefore recommended that the application be deferred to allow for the submission and assessment of the drainage strategy.

RECOMMENDATION

That planning permission be **refused** on the grounds of impact on visual amenity (Policy ENV2) drainage (Policy ENV7 and para 182 of the National Planning Policy Framework) and highway safety (Policy ENV4).

25/0267/FUL *Full: Change of use of an agricultural building to form 3 no. holiday cottages at Pendle House Farm Cottage, Barley Lane, Barley for Mr & Mrs T. Beckett*

RESOLVED

That planning permission be **refused** for the following reasons –

1. The proposed development would result in an intensification of the use of the site which would result in a significant impact on highway safety and safety of PROW users on the road network leading to the site which is a single-track lane with limited passing places. The development would thus be contrary to Policy ENV4 of the Local Plan: Part 1 Core Strategy and Policy 31 of the Pendle Replacement Local Plan and Paragraphs 105 and 115 of the National Planning Policy Framework.
2. The proposed development would result in poor design that will have an unacceptable impact on the character of the Forest of Bowland National Landscape contrary to policies ENV1 and ENV2 of the Adopted Pendle Local Plan Part 1: Core Strategy, Paragraph 139 of the National Planning Policy Framework, Development in the Open Countryside SPG, Forest of Bowland AONB SPG and the Adopted Pendle Design principles SPD.

25/0337/FUL *Full: Conversion of vacant church (Use Class F1(f)) into 6 no. residential flats (Use Class C3) and other associated works at Saint Peter and Saint Pauls Roman Catholic Church, Gisburn Road, Barrowford for Mr Tom Friar*

(Before the vote was taken, the Planning Officer advised that a decision to approve the application would represent a significant departure from policy SUP1 of the Adopted Pendle Local Plan Part 1: Core Strategy, and Paragraph 88 of the National Planning Policy Framework. 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.)

A planning update explained that a main consideration of the assessment of the application was missed in the original report. This was policy SUP1 of the Local Plan that dealt with the Loss of Community Facilities. The proposed development would result in the loss of a community facility and would be contrary to policy SUP1 of the Adopted Pendle Local Plan Part 1: Core Strategy, and Paragraph 88 of the National Planning Policy Framework.

It explained that as the Council was in a position of housing undersupply, the tilted balance applied to the consideration of this application. On applying the tilted balance, the adverse impacts from the loss of the community facility would significantly and demonstrably outweigh the benefits. Therefore, the principle of development would be unacceptable.

RECOMMENDATION

That planning permission be **granted** subject to the conditions set out in the report.

25/0388/PIP *Permission in Principle: Erection of up to 5 no. dwellings at Greenbank Farm, Greenbank Drive, Fence for Pendleside Hospice*

(M. Schofield, Co-optee for Roughlee Booth Parish Council declared an Other Registrable Interest in this item – as a Trustee of Pendleside Hospice. He spoke on the item but then withdrew from the meeting.)

(Before the vote was taken, the Planning Officer advised that a decision to refuse the application for the reason set out would represent a significant risk of costs being awarded against the Council in the event of an appeal. 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 planning permission in principle be **refused** based on impact on the green belt.

(b) Planning Appeals

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

50. ENFORCEMENT ACTION

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

An update was given at the meeting reporting that in relation to the bungalow at Dam Head Farm, Roughlee on 29th July the Court found the developer guilty of 4 offences and was fined a total of £3,402.50.

51. AREA COMMITTEE BUDGET 2025/26

The Legal Services Manager submitted a report on the Committee's budget for information.

52. TRAFFIC LIAISON MEETING

The minutes of the Traffic Liaison Meeting held on 9th June were submitted for information.

The minutes referred to the informal consultation being conducted on additional double yellow lines on Cross Street, Barley. It was also noted that LCC had started informal consultations with residents on the introduction of double yellow lines in several places on Church Street, Barrowford. Requests for parking restrictions on both streets had been requested by Members of the Committee.

Members mentioned the problem on Carr Road with vehicles parking just over the bridge which were not clearly visible and a risk to highway safety. This issue had been raised with the Police at the last meeting but it was felt that LCC should review the road/line markings in this location.

RESOLVED

That LCC be asked to review the line markings on Carr Road near the bridge and see if there was anything else that could be done to improve visibility and road safety in this location.

REASONS

In the interests of highway safety.

53. LITTER/DOG WASTE BINS – QUARTER 1

An update was given on the provision of litter/dog waste bins in Quarter 1 – 1st April to 30th June 2025 which was noted.

54. EXTENSION OF THE DOG CONTROL PUBLIC SPACES PROTECTION ORDER

The Director of Resources submitted an update on the extension of the Dog Control Public Spaces Protection Order (PSPO).

The PSPO related to dog fouling in any space accessible by the public in Pendle, dog restrictions in cemeteries, war memorials and memorial gardens and no dogs and no smoking in children's play areas (which were not otherwise included in either the Parks or Sports Grounds PSPOs). During May and June town and parish councils and the public were invited to

comment on a further 3-year extension of the PSPO from 20th September. Anonymised comments from the public were attached to the report.

RESOLVED

- (1) That the Dog Control Public Spaces Protection Order, including sites in Barrowford and Western Parishes be extended for three years.
- (2) That the PSPO signs displayed in parks, cemeteries, children's play areas etc be made more visible and easier to understand and the extension of the PSPO, and the implications for people and dog owners, be widely publicised by the Communications Team.

REASONS

1. *To enable the Council and its partners to respond to concerns regarding behaviour that is detrimental to the quality of life in public spaces in Pendle, including enforcement action.*
2. *To help residents understand the restrictions in place in public spaces.*

55. FLOODING ISSUES/RISKS

There were no new issues raised.

56. 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)

RESOLVED

That an update be brought to the next meeting on the following two drainage issues –

- The monitoring work LCC were doing at the sink hole near the Stepping Stones at Roughlee; and
- The works planned to improve the drainage issue at the public toilets in Newchurch-in-Pendle – in view of the hazard the steps would pose over winter.

57. 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.

58. ENVIRONMENTAL CRIME – QUARTER 1

The Assistant Director Operational Services submitted a report on Environmental Crime in the

Barrowford and Western Parishes Committee (06.08.2025)

Barrowford and Western Parishes area for the period 1st April to 30th June 2025, along with the totals. The report highlighted the use of Section 80 notices which allowed the Council to serve a notice on the person responsible for the nuisance or, where the person responsible for the nuisance could not be found, on the owner or occupier of the premises. These were now being issued rather than Section 215 notices as they were proving more effective and there was less reoffending.

Chair _____