

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD ON 8TH OCTOBER, 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
S. Cronshaw - Roughlee Booth Parish Council
J. Hartley – Old Laund Booth Parish Council*

Officers in Attendance

*W. Forrest
N. Watson*

J. Eccles

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

Also in Attendance

County Councillor H. Hartley

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



70. 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.

71. PUBLIC QUESTION TIME

A resident of Fence asked about a potential enforcement issue in the area. The Assistant Director Planning, Building Control and Regulatory Services explained that this was not something he could talk about in a public forum and would need to be discussed outside the meeting in the interests of GDPR.

72. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 3rd September, 2025, be approved as a correct record and signed by the Chair.

73. POLICE MATTERS AND COMMUNITY SAFETY ISSUES

The crime statistics for August and September 2025 had been circulated prior to the meeting.

There was a request that the Police attend a future meeting of Blacko Parish Council if possible, as they hadn't been for some time.

Members were aware that residents were getting fed up of being disturbed by fireworks regularly being set off in the area late at night. A multi-agency approach was being taken to try and tackle the problem through both education and enforcement. Building Bridges were involved.

PCSO A. Fielding could not attend the meeting but had provided an update to assure Members that the Police were aware of the problem and were taking action where they could. He had spoken to Jonathan Hinder MP about the availability of fireworks and having silent fireworks on sale; attended Nelson and Colne College to speak about fireworks; and there were plans to visit the schools with the Lancashire Fire and Rescue Service on the lead up to 5th November.

He asked for anyone complaining about fireworks to give as much information as possible about the location/time/person or people (if known), that would enable the Police to investigate.

74. PLANNING APPLICATIONS

(a) Planning applications for determination

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

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***

RESOLVED

That planning permission be **granted** subject to the following conditions –

1. The 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).

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1056-BOW-A1-00-DR-A-2003, 1056-BOW-A1-ZZ-DR-A-2002, 1056-BOW-A1-ZZ-DR-A-200, 1056-BOW-A1-00-DR-A-2000-P1,

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

3. The external materials to be used in the development hereby authorised shall at all times be as specified in the submitted application form and plans.

Reason: To ensure a satisfactory appearance to the development and to preserve the character and appearance of the rural area in accordance with Policy ENV2 of the Pendle Local Plan Part 1: Core Strategy (2011–2030).

4. The residential units hereby approved shall at no time be occupied unless and until the car parking spaces shown on approved plan 1056-BOW-A1-00-DR-A-2003 have been provided in their entirety and are available for use by the residents of the converted church.

Reason: In order to ensure adequate off-street parking is provided to prevent parking on the highway which would be inimical to highway safety.

5. No part of the development shall be commenced unless and until a Construction Code-of-Practice has been submitted to and approved in writing by the Local Planning Authority. The code shall include details of the measures envisaged during construction to manage and mitigate the main environmental effects of the relevant phase of the development. The submitted details shall include within its scope but not be limited to:
- a) A programme of works including phasing, hours of operation and measures for the control of traffic to and from the site, and within the site, during construction.
 - b) The areas and methods of loading and unloading of plant and materials.

Reason: In order to control the method of construction in order to prevent adverse impacts on the amenity of nearby residential properties

6. Prior to the first occupation of any of the development hereby authorised a bin storage plan shall be submitted to and agreed in writing by the Local Planning Authority. The bin storage agreed shall thereafter be provided and retained.

Reason: In order to ensure there is an appropriate method of disposal of waste material.

7. Revised fenestration details shall be submitted to and approved in writing by the local planning authority prior to the occupation of the building. The details shall show a symmetrical fenestration design.

Reason: In order to provide for an acceptable design to the frontage which is an important part of the conservation area.

(b) Planning Appeals

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

75. ENFORCEMENT ACTION

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

76. AREA COMMITTEE BUDGET 2025/26

The Legal Services Manager reported that the Committee's budget had all been allocated. An update report would be submitted to a future meeting.

77. FLOODING ISSUES/RISKS

(a) Outstanding Flooding/Drainage Issues

Vicinity of the public toilets in Newchurch-in-Pendle

In the last week the Council's Engineering officer had met the landowner and a contractor on site to discuss potential fixes to the drainage issue at this location. A drainage investigation was to be undertaken and an update would be reported to Committee in due course.

Sinkhole near the Stepping Stones, Roughlee

Members were informed that LCC's bridge inspector and bridge engineer were monitoring the sinkhole monthly. However, the Parish Council reported that the bags of hardcore which had been placed in-situ were sinking and the fencing at the side of the road was leaning over at 45°. They had real concerns that the road was at risk of collapsing.

RESOLVED

That the Engineering Manager be asked to inform LCC that the work needed to address the sinkhole in Roughlee was becoming more urgent.

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

The drain on Park Avenue at the bottom of Lower Parrock Road in Barrowford was still surcharging despite having been cleared previously by LCC. Members thought that it needed to be investigated further.

It was also reported that in wet weather water was coming off the field below Enty's Eats at Pendle Forest Sports Club onto the bypass (A6068) causing a hazard.

It was noted that individual problems could be reported onto the LCC Love Clean Streets App. They were also made aware of a new way for Parish/Town and Borough Councillors to raise enquiries with LCC service areas including Highways – designed to make it easier to support their residents and track the progress of issues they had raised.

RESOLVED

That the Engineering Manager be asked to request LCC to carry out an investigation on the drain on Park Avenue at the bottom of Lower Parrock Road and to report the flow of water onto the A6068.

REASON

In the interests of highway safety.

78. EXCLUSION OF THE PUBLIC AND PRESS

Members agreed to exclude the public and press from the meeting during the following items 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.

Councillor M. Stone (Vice-Chair, in the Chair)

79. REQUEST TO PURCHASE LAND UNDER A GARDEN TENANCY

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on a request for the purchase of a plot of land in Barrowford currently under a garden tenancy prior to it being determined by the Executive.

(Councillor N. Ahmed declared an interest in this item which was not a pecuniary interest but was such that he considered, in view of the principles set out in the Council's Code of Conduct, he should not vote on the matter and withdrew from the meeting.)

RECOMMENDATION

That the Executive be requested to approve the purchase of a plot of land in Barrowford.

REASON

The sale would provide the Council with a capital receipt.

Councillor N. Ahmed (in the Chair)

80.

ENFORCEMENT ISSUE

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on recent development at a site in the Barrowford and Western Parishes area.

RESOLVED

That the Assistant Director Planning, Building Control and Regulatory Services be authorised and instructed to take enforcement action requiring removal of the unauthorised work and the full reinstatement of the land.

REASON

In order to protect the National Landscape from development harmful to its landscape value.

Chair _____