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

PRESENT
Councillor N. Ahmed (Chair)

Councillors	***Co-optees***
D. Gallear	*D. Heap – Barley with Wheatley Booth Parish Council*
B. Newman	*R. Oliver – Barrowford Parish Council*
M. Stone	*N. Hodgson - Blacko Parish Council*
	J. Hartley – Old Laund Booth Parish Council
	J. Metcalfe – Higham with West Close Parish Council
Officers in Attendance	
E. Barker	*Legal Services Manager (Area Co-ordinator)*
A. Pushpagaran	*Planning Officer*
J. Eccles	*Committee Administrator*

Also in Attendance
County Councillor H. Hartley

(Apologies for absence were received from M. Schofield - Roughlee Booth Parish Council)

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

David Poole *Iain Lord*	*25/0393/FUL - Full: Erection of 5 no. garages and amended site plan at Park Hill Farm, Gisburn Road, Barrowford*	*Minute No. 85(a)*
Ian Pawson	*25/0602/PIP Permission in Principle: Erection of 4 no. dwellings at 34 Pasture Lane, Barrowford*	*Minute No. 85(a)*
Jackie Heaps	*Area Committee Budget 2024/25*	*Minute No. 87*

81. 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.

82. PUBLIC QUESTION TIME

There were no questions from Members of the public.

83. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 8th October 2025, be approved as a

correct record and signed by the Chair.

84. POLICE MATTERS AND COMMUNITY SAFETY ISSUES

The Police were not able to send a representative to the meeting due to firework patrols. The crime statistics for October would be circulated to Members when they were available.

Community safety issues focused on speeding vehicles and late-night fireworks which would be relayed to the Police.

85. PLANNING APPLICATIONS

(a) Planning applications for determination

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

25/0393/FUL Full: Erection of 5 no. garages and amended site plan at Park Hill Farm, Gisburn Road, Barrowford for Mr Robert Evans

(A site visit was carried out prior to the meeting.)

A planning update had been circulated prior to the meeting advising that the reasons for refusal had been amended to remove the reference to Biodiversity Net Gain requirements, as this could be dealt with through a condition.

RESOLVED

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

1. The development must be begun not later than the expiration of three years beginning with 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 by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Drawing no. | Description | Dated
   DWG 01 A | Roof and floor plans for proposed attached double garage | 11.06.2025
   DWG 02 A | Detached garage elevations and site plan | 23.05.2025
   DWG 03 A A4 | Location Plan | 27.09.2025
   DWG 04 A | Proposed site plan | 20.05.2025

3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

   Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

4. The garages hereby permitted shall be used solely for domestic purposes They shall not at any time be used for any purpose which would preclude their use for the parking of a motor car.

   Reason: To ensure that there is adequate off-street parking provision within the site to prevent on-street car parking that would be inimical to highway safety.

5. No part of the development commences unless and until a Planning Obligation pursuant to section 106 of the Town & Country Planning Act, 1990 (or any subsequent provision equivalent to that section) has been made with the Local Planning Authority. The said obligation shall provide for monitoring of Biodiversity Net Gain over a 30-year period.

   Reason: To ensure that the proposed development makes provision to enhance biodiversity on the site and that this can be monitored for a period no less than 30 years following completion of the development.

6. Biodiversity Condition

   The development may not be begun unless:
   i. a biodiversity gain plan has been submitted to the planning authority, and
   ii. the planning authority has approved the plan.

   For a phased development the first phase and each subsequent phase of development may not be begun unless:
   i. a biodiversity gain plan for that phase has been submitted to the planning authority and
   ii. the planning authority has approved that plan.

   Reason: In order to fulfil the obligations for Biodiversity Net Gain, in accordance with the Environment Act 2021, Schedule 14.

REASON

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise. There is a positive presumption in favour of approving sustainable development and there are no material reasons to object to the application.

25/0558/FUL Full: Conversion of gym area to create 1 no. flat (Use Class C3) including roof lift to first floor above to create an additional flat (Use Class C3) at Belgarth Nursing Home, Wheatley Lane Road, Barrowford for Mr Omar Ahmad

A planning update had been circulated prior to the meeting reporting receipt of amended plans which removed the first floor extension to the side. The Planning Officer's view was that the application was now acceptable and the recommendation had changed from refuse to approve subject to appropriate conditions including one for bin storage.

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:

   - Location Plan
   - A021/324/P/04 E Proposed Site Plan
   - A021/324/P/01 C Proposed Elevations
   - A021/324/P/02 B Proposed Ground Floor Plan
   - A021/324/P/03/C Proposed First Floor Plan
   - A021/324/P/05 C Proposed Soft Landscaping
   - A021/324/P/07/C Proposed Tree Protection Scheme
   - A21/324/P/08 C Proposed Hard Landscaping

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

3. The development hereby approved shall be carried out in accordance with the Proposed Tree Protection Scheme A021/324/P/07 Rev C

   Reason: To ensure the trees are adequately protected.

4. The car park shall be surfaced or paved in accordance with the approved plan A021/324/P/08 Rev C Proposed Hard Landscaping and the car parking spaces and manoeuvring areas marked out and electric charging points installed in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

   Reason: To allow for the effective use of the parking areas.

5. The development hereby approved shall be carried out in accordance with the Construction Management Plan, and the Proposed CDM Plan A021/324/BR/28 approved under 23/0187/CND.

   Reason: In the interest of the amenity of the area and highway safety during construction work.

6. Prior to the first use of the development hereby approved, details of the bin store shall be submitted to and approved in writing by the Local Planning Authority. The approved bin storage shall be provided in accordance with the approved details prior to first use of the development and shall thereafter be retained for that purpose.

   Reason: For the provision of appropriate facilities and in the interest of the amenity of the area and highway safety.

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.

25/0602/PIP Permission in Principle: Erection of 4 no. dwellings at 34 Pasture Lane, Barrowford for Mr and Mrs Crockett

(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.)

RECOMMENDATION

That permission in principle be **refused** for the following reasons –

- Location outside the Settlement Boundary
- Impact on the open countryside
- Visual and heritage impact

(b) Planning Appeals

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on planning appeals for information. It was noted that since the issue of the report the appeal against refusal of outline permission for erection of 9 dwellings at 425 Gisburn Road, Blacko had been withdrawn.

86. ENFORCEMENT ACTION

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

87. AREA COMMITTEE BUDGET 2025/26

The Legal Services Manager submitted a report on the Committee's budget which had all been allocated. The Chair reminded Parishes that funds allocated for the schemes as set out in the report should be spent by the end of the financial year and invoices submitted.

There was discussion on a couple of the schemes where works had been delayed.

88. PENDLE TRAFFIC LIAISON MEETING

The minutes of a meeting of the Pendle Traffic Liaison Meeting held on 8th September were submitted for information.

89. LITTER/DOG WASTE BINS

An update was given on the provision of litter/dog waste bins in Quarter 2 – 1st July to 30th September 2025 which was noted.

90. FLOODING/DRAINAGE ISSUES

(a) Outstanding Flooding/Drainage Issues

Sinkhole near the Stepping Stones, Roughlee

Following the last meeting and correspondence from the Chair of Roughlee Parish Council, LCC had inspected the sinkholes near the stepping stones in Roughlee and noted that they were growing and some of the bags of hard-core that were placed there are starting to sink. LCC were currently looking at ways to safeguard the carriageway, first of which was the placement of barriers on the carriageway to keep traffic away from the edge.

RESOLVED

That the Engineering Manager be asked to bring the following outstanding drainage issues to LCC's attention and request that they be resolved before the worst of the winter weather –

- Excess water reported on several occasions at Park Avenue at the bottom of Lower Parrock Road, Barrowford
- Flow of water onto the A6068 from the field below Enty's Eats at Pendle Forest Sports Club

REASON

In the interests of highway safety.

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

There were no new issues raised.

91. CONFIRMATION OF TREE PRESERVATION ORDER TPO/NO3/2025 – FOREST OF PENDLE HOLIDAY PARK, PASTURE LANE, ROUGHLEE

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on a request from Roughlee Parish Council for a Tree Preservation Order to be placed on the Forest of Pendle Holiday Park site due to on-going development in proximity to trees.

The tree evaluation system used to determine suitability for a Tree Preservation Order found the trees to be suitable for protection.

RESOLVED

That the Tree Preservation Order TPO/N03/2025 – Forest of Pendle Holiday Park, Pasture Lane, Roughlee be confirmed.

REASON

The trees add value to the area's overall character, support biodiversity, and contribute to the environment.

92. RIVER WALL, BARROWFORD

The Engineering Manager reported, for information, that the scheme for the erosion control measures adjacent to Colne Road Bridge, Barrowford had been designed and tendered. However, work could not commence until EA had issued a permit to undertake the works. This was being chased. It was noted that the work might need to wait until the warmer, drier weather.

As Barrowford Parish Council were paying for the works they would contact the Engineering Manager to discuss the outcome of the tender.

93. 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.

94. ENVIRONMENTAL CRIME – QUARTER 2

The Assistant Director Operational Services submitted a report on environmental crime in the Barrowford and Western Parishes area for the period 1st July to 30th September 2025, along with the totals.

Chair _____