

**MINUTES OF A MEETING OF
BARROWFORD AND WESTERN PARISHES COMMITTEE
HELD ON 3RD DECEMBER 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
J. Hartley – Old Laund Booth Parish Council
M. Schofield –Roughlee Booth Parish Council*

Officers in Attendance

*E. Barker
A. Pushpagaran
J. Eccles*

*Legal Services Manager (Area Co-ordinator)
Planning Officer
Committee Administrator*

Also in Attendance

County Councillor H. Hartley



The following person attended the meeting and spoke on the following item -

<i>Gary Hoerty</i>	<i>25/0631/FUL- Full: Demolition of equine buildings and the erection of 1 no. dwelling at land and buildings to the southwest of Grains Barn Farm, Barrowford Road, Fence</i>	<i>Minute No. 99(a)</i>
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95. 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.

96. PUBLIC QUESTION TIME

A resident of Barrowford asked for a response to a query he had raised 2 months ago with the Assistant Director, Planning, Building Control and Regulatory Services about air filters being erected at a business premise in the Conservation Area and whether they needed planning permission. Photographs were circulated showing the recent addition of a large flue. The Chair said that he would ask the Assistant Director, Planning, Building Control and Regulatory Services to respond to this query and to copy members of the Committee into his reply.

Parish and Town Councils had recently been notified that the Council's Local Plan would be submitted to Council for adoption on 18th December, following receipt of the final version of the Inspector's Report. The Committee was asked whether the Council had received the report when Development Management Committee met on 18th November to determine the Permission in Principle application for the erection of 4 dwellings at 34 Pasture Lane, Barrowford? And if so, in view of the imminent adoption of the Local Plan, why this application was not either refused or deferred?

A resident of Fence referred to concerns she had raised at the last meeting about the bid from Fence Village Hall for funds from the 2025/26 Area Committee Budget and asked if this had been looked at. She also alleged that Declarations of Interest might not be declared at a meeting when they should have been. The Chair advised her to put her specific concerns in writing to the Legal Services Manager who would look into these issues and respond accordingly.

97. MINUTES

RESOLVED

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

98. POLICE MATTERS AND COMMUNITY SAFETY ISSUES

The Police were not able to send a representative to the meeting. The crime statistics for November had been circulated prior to the meeting. PCSO A. Fielding had commented that the rise in crime figures in Old Laund Booth was due to logs from one address regarding an ongoing dispute. The ASB logs for Barrowford were mainly from the Victoria Park area and related to fireworks for wedding celebrations and bonfire night. He said he would try to attend the next meeting and that, in the meantime, if anyone needed to report a crime or want any further information they could contact him directly.

RESOLVED

That a meeting be requested with Building Bridges to discuss ways of tackling the use of fireworks in the community, following numerous complaints by residents.

99. PLANNING APPLICATIONS

(a) Planning applications for determination

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

25/0588/HHO *Full: Erection of a two-storey side extension at Bollards Barn, Barley New Road, Barley for Mr. & Mrs. Barry and Denise Tombs & Johnson*

RESOLVED

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

1. By reason of scale and design the proposed extension would cause harm to the setting of the directly attached Grade II listed Whittakers Cottage and the character and appearance of the Whitehough Conservation Area. Whilst it would cause a low level of less than substantial harm, the harm would not be outweighed by public benefits associated with the development. As such the development is contrary to paragraph 215 of the Framework, Policy ENV1 and Policy ENV2 of the Local Plan: Part 1 Core Strategy, the adopted Design Principles SPD and the adopted Conservation Area Design and Development Guidance SPD.

2. By virtue of the separation distances and relationship of windows, the proposed extension would result in an unacceptable loss of privacy and overbearing impact on the adjoining property at No.5 Riverside Fold, causing significant harm to residential amenity. The proposal therefore conflicts with Policy ENV2 of the Local Plan: Part 1 Core Strategy and the adopted Design Principles SPD.

25/0631/FUL *Full: Demolition of equine buildings and the erection of 1 no. dwelling at land and buildings to the southwest of Grains Barn Farm, Barrowford Road, Fence for Mr Chris Richards*

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:

- Ric/1169/3725/03 Location Plan
- Ric/1169/3725/05 Proposed Site Plan
- Ric/1169/3725/07 Proposed Curtilage Plan
- Ric/1169/3725/02-Rev A Proposed Elevations
- Ric/1169/3725/01-Rev A Proposed Plans

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

3. Prior to commencement of the development hereby approved, samples of all external facing materials including descriptions, name of source/quarry shall be submitted to the Local Planning Authority for written approval prior to commencement of work on the site. The development shall be carried out using only the agreed materials.

Reason: In order that the Local Planning Authority can assess the materials in the interest of the visual amenity of the area.

4. All windows shall be set back from the external face of the walls by a minimum of 70mm.

Reason: To ensure a satisfactory appearance to the development in the interest of visual amenity.

5. Prior to first occupation of the approved development three adequately sized car parking spaces shall be provided with the development's curtilage with sufficient manoeuvring area to allow vehicles to enter and leave the site in forward gear. The parking area shall thereafter always remain available for the parking of vehicles associated with the dwelling and the parking and manoeuvring areas shall be kept free from obstructions in perpetuity.

Reason: To ensure that satisfactory levels of parking and manoeuvring are provided within the site.

6. Prior to first occupation of the approved development an electric vehicle charging point shall be provided in accordance with a scheme to be approved by the Local Planning Authority. Charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle currently available.

Reason: To ensure that the development supports sustainable forms of transport.

7. The development hereby approved shall be carried out in strict accordance with the Precautionary Method Statement and Reasonable Avoidance Measures detailed in the *Preliminary Bat Roost Assessment Report prepared by Dave Anderson* and there shall be no variation without the prior written approval of the Local Planning Authority.

Reason: To ensure protection of the habitat of bats and barn owls which are protected under the Wildlife & Countryside Act, 1981.

8. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) 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 of Part 1 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 impact upon the Open Countryside.

9. The dwelling hereby approved shall not be separated sold or used independently of the buildings shown on the location plan that are immediately to the west and north of the site.

Reason: The relationship of the dwelling and building is such that independent use of those buildings would result in a detrimental impact on the living conditions of the occupants of the dwelling.

Informatives

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 for information. It was noted that the 2 Cross Gaits Inn appeals at Beverley Road, Blacko had been dismissed.

100. ENFORCEMENT ACTION

The Legal and Democratic Services Manager submitted a report, for information, giving the up-to-date position on prosecutions. The Legal Services Manager reported that a further site visit would be undertaken by the Enforcement Officer in the next week or two in respect of the Bungalow at Dam Head Farm, Roughlee. She also reported that most of the works had been undertaken at Land south of Heights House, Fence. Although, Members suggested that the enforcement notice had not been complied with and that a further visit was required.

Following concerns about a lack of progress with enforcement cases, she assured Members that work was often going on behind the scenes. Enforcement issues were not forgotten, although with only one Enforcement Officer for the whole Borough, there were constraints.

RESOLVED

That the Enforcement Officer be asked to carry out a site visit at Land south of Heights House, Fence to ensure that all works required had been undertaken and to provide an update in next month's report on this site and the bungalow at Dam Head Farm, Roughlee.

101. AREA COMMITTEE BUDGET 2025/26

The Legal Services Manager reported that the Committee had committed all of its 2025/26 budget and an update would be submitted in due course.

102. ENVIRONMENTAL BLIGHT

It was reported that there were no environmental blight sites in Barrowford and the Western Parishes.

103. FLOODING/DRAINAGE ISSUES

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

There were no new issues raised.

(b) Outstanding Flooding/Drainage Issues

Roughlee Booth Parish Council were grateful for the work recently undertaken by LCC in respect of the sinkhole near the Stepping Stones, Roughlee. Whilst this was not a permanent solution, traffic was being kept away from the edge of the carriageway, and LCC were now aware that the sinkhole was worsening.

It was noted that there was no progress with the LCC drainage issues previously reported –

- At Park Avenue at the bottom of Lower Parrock Road, Barrowford; and
- The flow of water coming onto the A6068 from the field below Enty's Eats at Pendle Forest Sports Club.

RESOLVED

That LCC be asked to investigate the long-standing problem with drainage at Park Avenue/Lower Parrock Road in Barrowford as soon as possible in view of the worsening wet weather.

REASON

In the interests of highway safety.

Chair _____