

**Minutes of the Council Meeting of Barrowford Parish Council  
Held at Holmefield House Gisburn Road Barrowford  
On Wednesday, 19<sup>th</sup> July 2017**

**Present**

Cllr. R. Oliver – Chairman in the Chair

Parish Councillors

T. Titchiner                      R O Windley                      A. Stringer                      S. Nike                      J. Gibson  
K. Turner  
Cllr. L. Crossley

**61. Declaration of Interest:** None

**62. Apologies:** P. Thompson, M. Waddington, A. Vickerman

Cllr. Oliver informed the meeting that he had received a letter of resignation from Cllr. B. Norcross due to health reasons.

**It was Resolved:** To write to Mrs. Norcross thanking her for her many years of service to the council.

**63. Minutes of the Council Meeting held on the 21<sup>st</sup> June 2017:** Copies having been circulated.

**It was resolved:** That the minutes of the Meeting held 21<sup>st</sup> June 2017 be approved as a correct record.

**64. Minutes of the GP Meeting held on Wednesday 10<sup>th</sup> May 2017:** Copies having been circulated.

**It was Resolved:** GP Meeting held on Wednesday 10<sup>th</sup> May 2017 be noted.

**65. Planning & Highway Matters:**

Number		Comments
17/0284/FUL	Full: Installation of 14 containerised gas-fired standby generators with ancillary structures including a DNO metering station, transformer compound, switch room, store room and oil storage tank. AT: Land North East Of Vantage Court Riverside Way Barrowford.	<b>Objection: See Appendix 1</b>

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17/0366/HHO	Full: Erection of single storey rear domestic extension. 18 Holden Close Barrowford Nelson	<b>No Objection:</b>
17/0344/HHO	Full: Erection of a single storey domestic extension 5 Chatsworth Close Barrowford Nelson Lancashire BB9 6PX	<b>No Objection:</b>
17/0386/HHO	Full: Erection of a new sun room. 60 Carr Hall Road, Barrowford, Nelson, Lancashire BB9 6PY	<b>No Objection:</b>

**66. Financial Matters:** The relevant paperwork having been previously circulated.

**It was Resolved:**

- a. To note the Outturn for June 2017
- b. To approve payments of £8167.63 for July 2017
- c. To approve expenditure up to £1560 + vat on the purchase of a storage container.

**Payments July 2017**

<b>To Whom Paid</b>	<b>Total</b>
Wages & Salaries	4811.74
D. Lewin	72.05
I. Lord	60.39
HM Revenue & Customs	960.43
Nest	56.41
Peninsula	108.00
Petty Cash	218.34
J B Barnes Ltd	84.51
Kirkwells	1386.00
Trade UK	7.49
Water Plus	189.44
Daisy Communications	77.94
Luncheon Club Provisions June	134.89
<b>Total</b>	<b>8167.63</b>

**67. BMX Track at Bullholme with Car Parks situated at Bullholme & Swinden:** Cllr.

Oliver reported on the meeting held on the 13<sup>th</sup> July 2017 regarding comments raised at the BWPAC Meeting held on the 6<sup>th</sup> July 2017. Cllr. Oliver gave a brief description of the meeting and the outcomes and reported that the Area Committee had requested

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that the Parish Council notified the residents of Wilton & Camden Street about the planning application and that this had been done.

- 68. Car Park at Holmefield House:** The Clerk reported that the application had been approved with conditions and that the Council's Consultant was drafting a tender pack which will be sent to companies wishing to tender for the work.
- 69. Holmefield House AED:** The Clerk reported that a quote had been obtained and that the additional wording for the cabinet had been agreed. The order would be placed the following morning. The Clerk also reported that he had received an Email from Mr. Stephenson MP regarding possible provision of an AED at Holmefield House through a local benefactor. The Clerk suggested that as funding had been acquired from various sources for Holmefield House that he considers providing a unit at either Carr Hall or Higherford.
- 70. Transfer of Barrowford Memorial Park/Status of Victoria Park:** Notes on the meeting held with representatives of Pendle BC held at Holmefield House on the 30<sup>th</sup> June having previously circulated. Cllr. Oliver discussed the notes and the Parish Councils assertion that Victoria Park is the responsibility of Nelson who created the Park but that Barrowford Parish Council may be willing to make a voluntary contribution in future years to the maintenance and upkeep of the park.
- 71. Barrowford Cricket Club Update:** The Cricket Club was successful with its bid to the BWPAC and was granted £6,000 Cllr. Crossley reported that after discussion with officers at Pendle a further £1,500 had been secured and that although this was not enough to cover the total costs it would enable the cable to be laid.
- 72. Neighbourhood Plan Update:** Cllr. Oliver reported that comments regarding the Regulation 14 Draft Plan had been received from Pendle's Planning Policy Officer. These extensive and detailed comments were discussed at the NP Steering Group meeting held the previous night. Most were minor amendments with a few suggestions regarding policy and justification. The Steering Group went through the comments and the plan will be amended and additional information added where necessary. Councils will be given a short opportunity to read the amended draft and respond when the changes are finished.
- 73. Reports from Working Groups:** None
- 74. Report of the Clerk:** None
- 75. Report on the Barrowford & Western Parishes Area Committee:** Cllr. Crossley reported on planning and the grants awarded by the area committee.

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**76. To receive reports (if any) from County & Borough Councillors and members appointed to other bodies:** Cllr. Turner reported on Pendle Borough Councils LP2 Working Group meeting with the need to highlight potential development sites within Barrowford. Cllr. Turner also gave an overview of forthcoming items on the Scrutiny Review Committee and informed Councillors that they were welcome to attend.

**77. Date, time & place of the next meeting:** *The next meeting of the Council will be held at Holmefield House Gisburn Road Barrowford starting at 7pm on Wednesday the 16<sup>th</sup> August 2017*

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## Appendix 1

### **Barrowford Parish Council wishes to make the following comments to the following planning application.**

17/0284/FUL: Full: Installation of 14 containerised gas-fired standby generators with ancillary structures including a DNO metering station, transformer compound, switch room, store room and oil storage tank. AT: Land North East Of Vantage Court Riverside Way Barrowford.

#### **Objection:** On the following grounds:

##### 1. Departure from Policy

The land is highlighted in the Local Plan as for B1a employment use and this application represent a significant departure from policy.

##### 2. Reduction in Employment Potential

The primary purpose of this site is to create higher quality employment opportunities within Pendle. The creation of up to two engineering posts covering maintenance of numerous similar sites across the North of England does not meet that criterion, whilst the size of the proposed site will reduce the future employment potential of the Riverside Business Park.

##### 3. Loss of visual amenity leading to reduction of viability of Strategic Housing Site and Hotel, Pub and Crèche Site

The proposed installation by its very nature is of an industrialised appearance containing 14 self-contained generators housed in containers measuring 12.2m by 3m by 2.6m with an additional 3m bank of radiators on top each with a chimney with a proposed height of up to 13.6m from ground level. If this application is approved the loss of visual amenity will have a significant effect on the viability of the recently approved application for an Hotel, Pub and Crèche adjacent to this site and will also reduce the viability to potential developers on the adjacent Trough Laithe Strategic Housing Site, which was recently granted outline permission for 500 houses. Nelson and Colne College, directly opposite the proposed site, will also suffer from a significant loss of visual amenity to both its buildings and the sports field.

##### 4. Effect on local Air Quality

The application does not address the air quality question. A half-page sheet on Generator Input Data does not adequately deal with what the emissions are and how they will be dispersed in the atmosphere, or their effect on local residents and current pollution levels at local traffic hotspots such as junction 13 of the M65. A recent application for a self-contained gas fired generation site at land south of A678 (Blackburn Road) Padiham Burnley contained a detailed 45 page Air Quality Assessment with an 11 page appendix dealing with the generators' specifications. Surely this site, given its location, needs an equally thorough Air Quality Assessment prior to consideration.

##### 5. Flooding

The site is within the natural floodplain of Pendle Water. Attenuation measures have been included to reduce the runoff on hard surfacing by water storage and the risk of

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surface water flooding is low. However the flood risk assessment does not adequately address

- i) the risk of flooding through elevated river levels as have occurred twice in the last 20 years
- ii) the effect of emergency discharge into the river of the Newbridge water attenuation scheme. This retains water through large bore drainage pipes situated in Newbridge which then go under the river into large storage tanks to the rear of Nelson & Colne College and have the ability to pump large quantities of water through an outflow in the river adjacent to the proposed site.

6. Site justification

Justification on the grounds of an available gas supply and connection to the local power main is not only applicable to this site but could equally have applied to the extension of the Lomeshaye Industrial Site or other sites within the Borough.

7. Loss of Habitat

The site is currently degraded pasture land that has not been farmed for over a decade and is bounded on two sides by public footpaths and the Pendle Water river corridor. River corridors are natural highways for wildlife. In recent years improvements to weirs and the introduction of salmon ladders have led to the re-introduction of salmon and sea trout in the upper Calder Basin which are now seeing salmon return to the upper reaches. Following sightings in recent years of otters less than 10 miles away at Padiham, this month (13 July 2017) a clip of video showing an otter in the river at Sandy Lane, just above the proposed site, was posted online. This is probably the first recorded sighting in Barrowford for over 50 years and is a key indicator of the continued improvement in water quality of Pendle Water.

The application does not adequately address loss of habitat due to potential leakage from the oil storage tanks or generator lubricating/cooling oils contained in the generating equipment; nor does it include any additional measures if the site is flooded by the river over spilling its banks, as set out in Objection 5 above.

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