

Agenda Item 3

**Minutes of the Meeting of Barrowford Parish Council
Held at Holmefield House Gisburn Road Barrowford
On Wednesday 19th July 2023**

Present

Cllr. A. Stringer – Chairman in the Chair

Parish Councillors

S. Nike	R. Knott	. P Thompson	J. Gibson	T. Titchiner
R. Oliver	C. Ashton	L. Ashworth,		
Borough Cllrs.	D Gallear	N. Ahmed	M. Stone	

45. Declaration of Interest:

46. Apologies: Cllrs, Manzar, M. Waddington, A Vickerman

47. Minutes of Meeting of the Council Held on the 21st June 2023: Copies having been previously circulated.

It was Resolved: To adopt the minutes as a true record.

48. Planning Applications, Tree Orders and Highway Matters:

Number	Detail	Comments
23/0413/HHO	Full: Erection of a single storey side extension for a disabled user. 4 Park Avenue Barrowford Nelson Lancashire BB9 6DG	Concerns: The original design concept of Park Avenue was a modest row of 1970's detached houses set in ample gardens with an open appearance overlooking the Lake at Victoria Park giving a simple open streetscape as a backdrop to the park. If you go back to the original modest detached dwelling with attached garage that was the origin of the current dwelling, two large approved extensions latter and the large imposing mansion like property had evolved. The latest application could be deemed a modest extension on this large imposing dwelling, and the Parish Council is aware that the proposed extension is for disabled living, but the application should still be considered on its impact to the area, the size and massing of the existing dwelling coupled with the proposed extension would see the property stretch almost from side boundary to side boundary and if considered alongside other enlargements of other properties such as no 8 and the addition of an

Agenda Item 3

		additional dwelling within the curtilage of no 2 the overall impact on the visual amenity and enjoyment of the streetscape and its impact on the setting of both Victoria Park and the wider Carr Hall Conservation Area is most apparent.
23/0425/FUL	Full (Major): Erection of 1 no. industrial building split in 2 no. units with Mixed Use Class E(g), B2 (Industrial) or B8 (Storage or Distribution). AT: Land North East of Vantage Court Riverside Way Barrowford	Concern which could be addressed by Conditions: As the Highways consultation has not yet been submitted Barrowford Parish Council has grave concerns relating to the current on street parking problems along the route from the roundabout to the site. The current problems are probably a direct result of the original business units having a small number of parking spaces which although met the needs of the original owners/users are totally inadequate for the current owners/users. With this in mind the Councils opinion is that adequate off-road parking consummate to the number of employees, visitors, deliveries etc. should be provided off road to have no additional impact to the current on street parking problems. The Parish Council would like to see some form of screening of the building from the PROW that follows the river. This should consist of indigenous waterside trees and shrubs that will improve the existing wild life corridor that follows the river and help screen the large industrial building for users of the PROW.
23/0470/HHO	Full: Erection of a single storey extension to the rear. 20 Dixon Street Barrowford Nelson	Concern which could be addressed by Conditions: The proposed extension will see the vast majority of the rear yard removed but with the extension going up to the rear of the adjacent property's kitchen wall the impact on that property will be minimal. The Councils main concern is that will there will be ample storage for the various wheelie bins within the rear curtilage.
23/0477/HHO	Full: Erection of a side extension above existing garage, garage conversion and rear extension with associated internal alterations and site works.10 Victoria Gardens Barrowford Nelson	Concern which could be addressed by Conditions: Adequate off road parking provision consummate with the increase in bedrooms is provided. Barrowford Parish Council are concerned that there have been numerous larger extensions within this area approved in recent years and the Planning Authority needs to be mindful of the cumulative effect of the reduction of soft landscaping and increased roof size coupled to hard surfaced patios/car parking areas within the immediate area leading to a reduction in the water holding capacity of the remaining gardens/soft surface leading to the speeding up of surface water run off downhill towards Park Avenue and Victoria Park which already suffers from flash flooding during periods of heavy prolonged rain. Mitigation for the effects of climate change and carbon reduction should not only be restricted to new builds but where possible retro fitted into larger extension applications. The Council would like to see:

Agenda Item 3

		<ol style="list-style-type: none"> 1. Surface water from any increased roof area or increased hard standing being mitigated by SUDs to reduce surface water run off rates in wet conditions or discharged into a drain. 2. That any additional hardstanding for cars or patio areas are porous in nature to allow water retention reducing surface runoff rates in wet conditions. 3. That an electric car charging point is conditioned to be installation to future proof the property. <p>That where applicable the highest spec of insulation and energy saving methods are used. With consideration to renewable energy such as air heat pump and solar panels being the preferred option to reduce carbon emissions.</p>
23/0430/TPO	T1 Ash - Crown Reduce by 50%. Barrowford Cemetery Colne Road Barrowford Nelson Lancashire BB9 6JQ.	For Information

49. Financial Matters: The payment schedule, Outturns having been previously circulated.

It was Resolved:

- a. Virements for June be Approved
- b. Outturn for to the 31st June 2023 be noted
- c. To Note the Bank Reconciliation for June
- d. To approve payments of £13,987.69 for July 2023.

50. Adoption of New Code of Conduct: A copy of the proposed Code of Conduct having been previously been circulated.

It was Resolved: To Adopt the New Code of Conduct for Councillors.

51. Local Plan Consultation: The Clerk gave a brief update on a meeting to discuss the Council’s response to the consultation and that a full response would be brought to the August meeting.

52. BWPCAC. Grant application: Cllr. Nadeem Chairman of the BWPAC reported that although significantly oversubscribed the Area Committee approved the full grant of £6,500 towards the river wall repairs in the park.

53. Friends of Holmefield House AGM: The Clerk gave a report regarding the meeting highlighting that the Secretary had stood down through other commitments and that he would act as Secretary on a temporary basis. A recruitment drive of the users of Holmefield House would take place for new members of the group and the Clerk would report back at the next meeting.

54. Friends of Barrowford Memorial Park: Cllr Nike reported on the meeting:

- 1) That Chris McKee the Assistant Open Space Officer attended and was supportive of the group.

Agenda Item 3

- 2) That he was working with the College Special Needs Groups to facilitate their doing voluntary work within the parks supervised by college staff.
- 3) That the group would like to see an area adjacent to the cemetery returned back to a wild flower meadow with the inclusion of some fruit trees.

55. Report of the Clerk: None

56. Report on the Barrowford and Western Parishes Area Committee Meeting:
Cllr. Oliver gave a verbal report regarding the meeting.

57. To receive reports (if any) from County & Borough Councillors and members appointed to other bodies: No reports.

58. Date, time & place of next meeting: *The next Council Meeting will be held at Holmefield House Gisburn Road Barrowford on Wednesday 16th August 2023 Starting at 7pm.*