

Agenda Item 3

Barrowford Parish Council
Minutes of a meeting of the General Purposes Committee held at Holmefield House
Gisburn Road Barrowford
On Wednesday, the 4th July 2018

Present

Cllr. S, Nike – Chairman in the Chair

Councillors

R. Oliver
A. Vickerman

T. Titchiner

A. Stringer

J. Gibson

17. Declaration of Interests: Cllr. Windley declared a pecuniary interest in agenda item 14 awarding of the car park works. Cllr. Windley left the meeting for the duration of both the discussion and the awarding of the works.

18. Apologies for absence: Cllrs. K. Turner, R. Windley, Cllr. L. Crossley

19. Minutes of the meeting held on the 6th June 2018:

It was Resolved: That the minutes of the last meeting held on the 6th June 2018 minutes having been circulated be approved as a correct record.

20. Planning and Other Matters:

Number	Description	Comments
18/0407/HHO	Full: Erection of single storey extension to side (North west), detached sunroom, glass balustrade as part of terrace, insertion of patio doors to front, alterations to boundary treatments and formation of a pedestrian gateway off Carr Hall Road. 47 Carr Hall Road Barrowford Nelson	Comments attached as appendix 1
18/0389/OUT	Outline: Erection of 5 No. dwelling houses and improvements to access from Wheatley Lane Road (Access and Layout only). Trough Laithe Farm Wheatley Lane Road Barrowford	Due to the highway infrastructure problems at Carr Hall Road, Church Street and Highercauseway and the already excessive use of Wheatley Lane Road as highlighted in the traffic survey. The Council would only support this application if a condition was applied to the permission preventing access onto Wheatley Lane Road for more than the proposed dwellings only.
18/0419/LHE	Permitted Development Notification (Proposed Larger Home Extension): Erection of single-storey extension to rear (4.25m length and 2.7m overall	No Objection:

Agenda Item 3

	flat roofed height). 8 Higher Causeway Barrowford Nelson Lancashire BB9 8QJ	
18/0421/AGR	Prior Approval Notification (Agricultural Building): Erection of agricultural storage building (18m x 9m x 5m height). Land At Field Number 4635 Pasture Lane Barrowford Lancashire	No Objection in Principle: The Council would like to see this building conditioned for agricultural use only as later change of use to dwelling should be resisted as this building will be outside the Barrowford settlement boundary.

21. Works Report & Allotment Matters: A report having previously been circulated:
It was Resolved: To note the report.

22. Allotment Rent Collection: A report having previously circulated.
It was Resolved: To note the report.

23. Report of the Clerk:

1. **Risk Assessments:** Mrs. Taylor has highlighted to the Clerk that there is no provision of fire extinguishers within the Councils huts and containers and that there is also a need to train staff as first aiders. The Clerk has attached a report as appendix 1.

1) **It was Resolved:** To purchase the additional fire extinguishers highlighted in the report.

2) The Council approve in principle the first aid training and the Clerk then seeks the best value price for the training.

2. **Barrowford Park Lake:** Mr. Roberts from Pendle BC has informed the Clerk that the storage bund behind the lake has been created and that silt removal has begun. This will be carried out at intervals allowing the silt to settle out and dry behind the bund before being topped up with fresh silt. **For Information**

3. **Planters:** This year has seen an increase in the number of plants taken from the councils planters with some being stripped bare.

4. **It was Resolved:** To not replace further stolen plants.

5. **Child Nuisance in the Yard at Holmefield House:** Young teenagers have been climbing over the annex roof into the yard. Security pictures will be forwarded to the police **For Information:**

6. **Car Park:** The Contract for the work is being drawn up and the expected start date is Monday 6th August 2018. **For Information**

24. Date & Time of Next Meeting: To be held at Holmefield House at 7pm on the 5th September 2018.

Appendix 1

Barrowford Parish Council urges that this application be refused on the grounds of its detrimental effect on the conservation area through the scale and proportion of the

Agenda Item 3

proposed alterations detracting from the stylistic features of the building by both poor design and inappropriate materials.

Rosehill House falls within the Carr Hall and Wheatley Lane Road Conservation area unique within Pendle in that it embraces large houses set within substantial grounds many being arts and crafts inspired with quirky features, the character appraisal lists Rosehill house with an extensive description of the building and as such is an integral part of what makes this conservation area special.

The Conservation Areas were created to protect areas which are deemed locally to have a significant value either historically or in character to warrant additional protection. Rosehill House is one of these buildings. Barrowford Parish Council is constantly aware that dwellings within the Conservation Areas should be fit for purpose and where appropriate through high quality design extended to fit 21st century living whilst still enhancing their importance within the Conservation Area.

The previous extensive planning permission granted has already altered the front vista of this simple Arts and Crafts House, but being predominately subterranean the original simple design is still retained if elevated above the new basement addition. The addition of a large modern building to the side may not have added to the aesthetics of the building but the separation between the two structures partially allays the mismatch. Barrowford Parish Council reluctantly supported this as it created the additional living space requested by the owner whilst retaining the original façade relatively intact.

This latest application seems more concerned with creating a 21st century dwelling rather than protecting a building of significance within the local streetscape. The treatment of the front elevation with the proposed large modern porch encased in a steel frame portal extruding from the house façade in no way enhance the 'Tudorbethan' arts and crafts frontage the removal of the leaded casement 'cottage' windows highlighted in the Conservation Area Character Appraisal further detracts from the original ethos of the original design.

The proposed sunroom raised to first floor height on stilts is of a much more modern minimalistic design with steel frame and large expanses of glass and leads to a confused frontage of a modern designed building to the left with a few gable details as a nod to the symmetry of the central arts and craft house with an elevated minimalistic addition to the right, a glass balustrade is proposed along the front of the created raised first floor which by its ultra-modern appearance does nothing to tie the three conflicting styles together.

The application in its justification statement alludes to the fact that very little the building can be seen from the rest of the conservation area. The Conservation Area is there to protect all buildings of special character seen or unseen.

Barrowford Parish Council feels that prior consultation with the Conservation Planning Officer would have resulted in a more harmonious design and that a better design could have been achieved which would have not only retained but enhanced the Arts and Crafts feel of this large property.

Barrowford Parish Council wishes to object on the following grounds:

1. The proposed porch by its modernistic design does not improve or enhance either the character of this particular highlighted building or its setting and amenity within the larger conservation area.

Agenda Item 3

2. The proposed design for the sunroom with its elevated position and slightly in front of the main body of Rosehill House will again detract from the appearance and setting of this highlighted building within the wider conservation area.
3. The proposed balustrade by its modern design and extended length which includes the total frontage of the original Rosehill House is not in keeping with the original building and detracts from the visual amenity of this highlighted building and reduces the visual amenity of the conservation area.
4. The approval of this application in its current form could set a precedent for other larger dwellings to disfigure the features that include those buildings within the conservation area.

The proposed pedestrian gateway and wall which is in keeping with the Arts and Crafts style situated on Carr Hall Road will help enhance the visual amenity of the Carr Hall Road and Wheatley Lane Road Conservation Area and perhaps a more sympathetic scheme of alterations which improve and enhance the ethos of this conservation area should be submitted.