

Agenda Item 3

**Minutes of the Council Meeting of Barrowford Parish Council
Held at Holmefield House Gisburn Road Barrowford
On Wednesday, 6th December 2017**

Present

Cllr. R. Oliver – Chairman in the Chair

Parish Councillors

A. Vickerman M. Waddington A. Stringer S. Nike J. Gibson
K. Turner R O Windley T. Titchiner

Cllr. L. Crossley
Mr. I. Helvensteyn

139. Declaration of Interest: None

140. Apologies: None

141. Minutes of the Council Meeting held on the 15th November 2017: Copies having been circulated.
It was resolved: That the minutes of the Meeting held 15th November 2017 be approved as a correct record.

142. Planning & Highway Matters: Mr I. Helvensteyn having previously requested spoke to the Council regarding planning application 17/0670/FUL regarding his objections to this application.

Number		Comments
17/0670/FUL	Full: Major: Erection of a residential development comprising 16 detached houses, garages, estate road, landscaping and ancillary works. Land To The North West Of Parrock Road Barrowford	Objection: Objections response appendix 1 of the Minutes
17/0705/TCA	T1 - Scots Pine. Remove; unbalanced and recently exposed to more wind. T2 - Silver Birch. Remove; Dead. T3 - Larch. Remove; Dead. T4 - Conifer. Remove; Poor form and condition. T5 - Beech. Remove; Self-seeded tree. Included bark seem and close vicinity to wall will cause future problems. T6 - Pear. Remove; Dead. 47 Carr Hall Road Barrowford Nelson Lancashire BB9 6QD	For Information Only

143. Financial Matters: The relevant paperwork having been previously circulated.

It was Resolved:

- a. To Approve Virements Highlighted on the Outturn for November 2017

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- b. To note the Outturn for November 2017
- c. To approve payments of £16431.59 for December 2017

Payments December 2017

To Whom Paid	Total
Luncheon Club Petty Cash	138.62
Nelson Brass Band	200.00
J Taylor	400.00
Wages & Salaries	4762.77
D. Lewin	67.10
I. Lord	51.29
HM Revenue & Customs	917.25
Nest	57.24
Peninsula	108.00
Petty Cash	18.00
British Gas	69.95
British Gas	80.17
LITE	360.00
Pendle Borough Council	8247.00
Sharp Business Systems	720.24
J B Barnes Ltd	4.73
Old Baths Trading Company	84.00
Luncheon Club	145.23
Total	16431.59

144. Council Budget 2017-18: Preliminary Report and Considerations for the 2018-19 budget, a report having previously been circulated.

It was Resolved: That the recommendations in the report be included in the budget and that a meeting of the Finance Working Group be arranged to discuss the draft budget prior to the budget being approved at the January meeting.

145. Higherford Sign: The Chairman reported that three alternative sites have been proposed by the Higherford Residents Action Group and they intend to ballot their members.

146. Neighbourhood Plan Update: The Chairman reported that a meeting of the steering group had started to look at responses to the consultation which officially closes on Friday the 8th December.

147. Car Park at Holmefield House: Nothing to report.

148. Reports from Working Groups: None

149. Report of the Clerk:

- 1) **Cruck Barn Carol Service:** The service was held last night with attendance up on the previous year despite reduced advertising through changes of minister at

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two of the churches. The Clerk spoke to Rev. J. Smith and she is keen on holding the event again next year with better promotion. The Clerk suggests that the Council considers replacing the main festoon lighting that is used to illuminate the path. The reason is that the price of replacement golf bulbs has increased dramatically in recent years and the festoons which were built by the Clerk 15-20 years ago have reached the end of their serviceable life.

It was Resolved: That the Clerk looks at suitable LED replacements and reports back to a future meeting.

- 2) **SPID:** The Clerk has submitted a bid to the BWPAC as instructed at the last meeting. The bid will be considered at tomorrow night's BWPAC meeting. An additional funding bid is being submitted by The Friends of Holmefield House to County Councillor Wakeford.
- 3) **Parish Council Vacancies:** The Clerk has re-posted the vacancy notices with a closing date of the 5th January as of this morning there have been no responses.

150. Report on the Barrowford & Western Parishes Area Committee: Nothing to report.

151. To receive reports (if any) from County & Borough Councillors and members appointed to other bodies: Nothing to Report

152. 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 17th January 2018*

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Appendix 1

Pendle Borough Council
Planning & Building Control
Town Hall Market St
Nelson
BB9 7LG
13th December 2017

For the attention of: The Planning Department:

Barrowford Parish Council resolved at the meeting held 6th December 2017 to object to the application 17/0670/FUL and submit this report highlighting the reasoning and grounds for their objections:

Background: The proposed site, along with the farmland extending from the East of Carr Hall Road through to Newbridge and extending down to Pendle Water and up to the rear of Wheatley Lane Road, is highlighted in the Local Plan 2001-2016 as a protected area identified on the map as (Protected Area 3A). This area was put forward for Green Belt designation and in 1999 was considered to not entirely meet the necessary criteria; the Inspector designated the land protected for potential future development and, if not needed, possible inclusion in the Green Belt. It was at this time that the extent of the Green Belt within Pendle was set.

The Carr Hall/Wheatley Lane Road Conservation Area was designated in February 1984. The boundary of the Conservation Area was drawn to exclude later developments at the lower end of Carr Hall Road and extended beyond built areas to include extensive tracts of parkland and agricultural land encompassing the built heritage, to preserve and control the character and openness that merited this part of Barrowford being designated a Conservation Area.

The extent of the Green Belt set in 1999 encompasses most of the parkland and agricultural land contained within the Conservation Area leaving a section of the Conservation Area to the East side designated as Protected Area (3A) in a state of limbo regarding development, that could adversely affect the Openness, Character and setting of the Conservation Area. The perceived need for more employment land led to the designation of the lower portion of the Protected Area for a Business Park and in the recently adopted Core Strategy the perceived need for a Strategic Housing Site for 500 homes on it was approved by the Inspector of the Core Strategy.

The Business Park and the Strategic Housing Site will on completion lead to a diminishing of the setting, openness and visual amenity of the Carr Hall/Wheatley Lane Road Conservation Area. The effect of the Strategic Housing Site on the Grade II listed Laund Farmhouse and Cottage had to be mitigated by the creation of a buffer zone between it and Laund Farmhouse to reduce its impact on both the Conservation Area and the setting of this historic building.

Barrowford Parish Council has asked in the recent Pendle Green Belt Consultation that the remaining portion of the Protected Area (3A) within the Conservation Area be adopted as Green Belt to prevent urban sprawl and protect

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the Conservation Area. The Green Belt Consultation as part of the Local Plan 2 documents is still being developed and will not be completed prior to this application being heard.

Given that the Parish Council is keen to see that this part of the Conservation Area is protected and enhanced, the Parish has four areas of concern.

Areas of Concern:

- 1. Whether there is any need for new Development within the Carr Hall/Wheatley Lane Road Conservation Area.**
- 2. The impact of the proposed development on the openness, setting and visual amenity of the Conservation Area, in the context of the already approved sites adjacent to the Conservation Area.**
- 3. Design and materials considered in the wider context of the Conservation Area.**
- 4. Right of access issues to the proposed site.**

Concern 1 Questionable Need for New Development: The applicant's assumption that there is a need for 16 new executive type 3 or 4 bedroom dwellings seems to be based solely on the fact that they wish to develop the site. Constant referral to the M65 Corridor as a whole shows that no consideration has been given to the component towns and parishes that make up the M65 Corridor or their individual status within the local planning hierarchy. In the case of Barrowford this is the "Local Service Area" tier which in planning terms means that Barrowford only has to serve its "Local Needs". The applicant has only referred to the housing requirement for the M65 Corridor as a whole and has not considered what proportion of the designated number of houses is allocated to the individual towns and parishes as set out by Pendle Council's Policy Team.

The applicant's Assessment of the Five Year Land Supply of Pendle Borough Council which is used as justification for the approval of this application and to press the need for these 16 houses is at best one planning expert's opinion of the facts and figures contained in the outdated Pendle document monitoring land supply. The applicant's report was written in November 2017 and we believe that the latest Pendle monitoring document is due for release in December 2017. The release of the new document may show that many of the assumptions in the report are now neither material or factually correct and that other sites have come forward removing the need for this site.

Until the conclusions asserted in the applicant's document can be gauged against the updated Housing Land Supply document they cannot form part of the justification for approval as these may be factually incorrect or immaterial.

Concern 2 Impact on the Conservation Area: The fact the whole of the application site is situated within the Conservation Area requires that approval or refusal of this application should be solely based on both

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i) Key Government guidance regarding the Historic Environment contained in statement 5 of the Town & Country Planning Act 1990, which states that the Council must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when determining planning applications, and

ii) The material considerations contained in the Carr Hall/Wheatley Lane Road Conservation Area Character Appraisal which sets out the reasons why this Conservation Area was designated and how it fits within the wider context of the locality.

The Character Appraisal therefore needs to be referred to in detail. Section 1.2 describes the function of the appraisal as follows:

A character appraisal is the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of a conservation area. It defines, records and analyses the architecture and history of buildings and spaces, leading to an understanding of their townscape value and significance, and thus to establishing the qualities that make the area special. The appraisal can then provide a baseline for decisions about the area's future, as well as a useful tool for education and information.

Section 1.3 describes the Conservation Area as:

...now colonised with low density suburban development dating from the late 19th and early 20th centuries; many of these large individually-designed houses are set within extensive grounds and together comprise a type of development which is relatively unusual in Pendle.

Whilst in section 3.1 the description is widened to give more detail:

The Conservation Area has a mix of both historical and architectural interest. The historical interest relates to the former use of the land as part of the Carr Hall estate. Historical mapping can be used to trace the phases of development of the houses over the former grounds. The majority of the houses that have been built are also of architectural interest, including a number in the 'Arts and Crafts' style.

- *Origins of the area in the historic estate at Carr Hall, dating from the 16th century;*
- *Two listed farmhouses at Laund and Sandy Hall;*
- *The gradual break-up of Carr Hall and its estate allowing large plots of land to be sold for low density higher status housing development from the late 19th century onwards;*
- *The juxtaposition of wide open spaces with areas of enclosure, and expansive views southwards over Nelson;*
- *The setting of mature trees and open parkland, having their origins in the Carr Hall estate, including a formal avenue of lime trees;*
- *Individually designed houses displaying a wide variety of architectural styles and detailing, unified by the predominance of local stone.*

The character and landscape setting are described in 4.2:

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The character and appearance of the conservation area is still influenced to a large extent by its origins as farming and parkland. Much of the area is well landscaped and there are also expanses of open farmland and parkland, even though many of the houses and grounds are well enclosed and concealed from public view behind boundary walls and trees. The overall density of development is very low. The conservation area includes buildings of a variety of architectural styles and periods ranging from a 16th century farmhouse to 20th century Arts and Crafts style houses. There are also a number of newer houses from the 1960's and later.

Section 4.3 sets out the Conservation Area's setting within the wider landscape:

The conservation area occupies an open position on the sloping valley side, which enables wide-ranging views over Nelson and beyond. To the north, east, west and south west are open fields, which provide an attractive green setting for the conservation area, and create a buffer between it and other development such as Barrowford Business Park to the east. Many mature trees remain from the former Carr Hall parkland and still provide a substantial green backdrop to the built form.

The appraisal also gives three highlighted views/vista points; the second of these is located in the adjacent field above the proposed development site, with the view looking down towards it.

As can be seen from these references, the most common theme regarding buildings in the Conservation Area is that of low density large houses set in substantial grounds, many showing "Arts and Crafts" inspired designs ,whilst the setting in the wider landscape is described as large open aspects with extensive wide-ranging views.

In light of the above, the impact on the Conservation Area of the proposed development is as follows:

- 1. The creation of the Business Park and the Strategic Housing Site will in the long term reduce the large open views from the Eastern side of the Conservation Area, but the green areas contained within the Conservation Area could protect its openness, setting and visual amenity when viewing into the Conservation Area from outside. The proposed development on this land would adversely affect and in some cases destroy the setting and visual amenity of the Conservation Area when viewing from public footpaths 24, 25, 26, 27, 28 and 33.*
- 2. The assertion that the existing trees will adequately screen the proposed development is scarcely credible in relation to views and vistas from footpaths 24, 25, 26 and 27 which form a box around the site. The site will be viewed from below the canopy level and will largely block the view into the wider Conservation Area.*
- 3. The sloping nature of the land and the incorporation of quasi three storey dwellings with habitable rooms within the roof space, necessitating a steeper pitch and higher ridgeline, cannot be judged against the retained trees as the ridge height is not shown.*

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4. *The supplied drawings, illustrated with large trees showing large canopies in full leaf, cannot be relied on as a guide to the screening effect of the existing trees because they do not state whether these are the existing trees, showing existing height, or an artistic interpretation of the site in 5 years, 10 years, 50 years or 100 years.*
5. *The assertion that the existing canopy can significantly mitigate the impact on the setting of the Conservation Area does not make allowance for the 5 to 6 months of the year when these predominantly deciduous trees are without leaves. The clear sunny days of late autumn, winter and early spring see extensive use of the surrounding footpaths by local residents and walkers from far and wide. Why are there no pictures of the canopy in winter?*
6. *The proposed scheme is described as "low density". This description may be accurate for elsewhere, but in no way reflects the meaning of low density in the context of the Conservation Area. Here numerous existing properties sit within curtilages equal to between 40-70% of the total site area. In the context of this Conservation Area this site should be viewed as high density development which clearly does not accord with the Character Appraisal.*
7. *The development of this site will materially detract from key view 2 as highlighted in the Character Appraisal.*

Barrowford Parish Council is therefore firmly of the view that, given the nature and context of the Conservation Area as defined in the Character Appraisal, coupled with the future loss of some of the openness of this aspect of the Conservation Area through the creation of both the Business Park and the Strategic Housing Site, and the unproven shortfall in the Five Year Supply, this application should be refused on the grounds of impact on the Carr Hall/Wheatley Lane Road Conservation Area.

Barrowford Parish Council also maintains that as part of the Green Belt Review the remaining sections of Protected Area 3A that have not been designated for alternative uses be designated Green Belt.

Concern Three: Design and Materials

The Conservation Area Character Appraisal in several instances makes the following statements relevant to design:

(1.3) It is now colonised with low density suburban development dating from the late 19th and early 20th centuries; many of these large individually-designed houses are set within extensive grounds and together comprise a type of development which is relatively unusual in Pendle.

(3.1) Individually designed houses displaying a wide variety of architectural styles and detailing, unified by the predominance of local stone.

(4.2) The conservation area includes buildings of a variety of architectural styles and periods ranging from a 16th century farmhouse to 20th century Arts and Crafts style houses. There are also a number of newer houses from the 1960's and later.

(6.12) An important stylistic element lies in the relatively short time-frame for construction of many of the houses, after the turn of the 20th century. These later

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Victorian and Edwardian houses display the architectural refinement and decoration that had become common during this period of relative wealth and prosperity, with a move away from the more functional and vernacular style houses that had been common in Nelson and Barrowford up to the 1880's. These houses were built to appeal to the clerical or professional classes in a more attractive environment on the outskirts of the towns. The first wave of significant housing development took place between 1893 and 1912 with the majority of the houses being completed between 1912 and 1932. The house design has been strongly influenced by the prevailing Arts and Crafts and Domestic Revival styles. These movements fostered a move towards old fashioned charm. It was a reaction to what was considered by some to be the over-ornamentation of the Victorian era, and saw more rationalised and functional houses for the middle classes.

(6.13) Many of the houses have elaborate or even flamboyant architectural detailing characteristic of the Arts and Crafts and Domestic Revival styles. Windows often display leaded lights and stone mullions, there are stone dressings in gothic or classical styles to doors and windows, and decorative timber boarding is applied to gables. There are gabled or hipped roof forms, eaves generally overhang with timber corbels or barge boards, and chimneys stacks are generally tall and prominent with elaborate sailing courses. The predominant use of the local sandstone for walling brings unity to the varied stylistic elements, and the texture and rich buff tones of the stone walls contrast well with the greenery around them. Facing stone is squared and coursed to front elevations, sometimes with a rock or pitched-face finish to walls, with ashlar to give emphasis to quoins, lintels, sills and jambs, or sometimes of ashlar throughout.

As can be seen from these statements in the Character Appraisal most of the properties are individually designed, many showing the influence of the Arts and Crafts and Domestic Revival styles. Most of these properties, where two storey, are built on a footprint large enough to give a wider ratio of width over height which gives the appearance of sitting lower within the landscape.

Impact on the Conservation Area arising from Concern Three:

- 1. Although there are 4 house types proposed in the application, the quasi 3 storey design with living space in the roof space gives an impression of taller slender buildings, particularly with house type 4. They are therefore in total conflict with the earlier buildings within the Conservation Area.*
- 2. Of the 4 house types proposed, types 1 and 2 have basically the same silhouette, with only minor variations to the fronts. This level of uniformity is also at odds with the wide variety of styles shown in the existing buildings within the Conservation Area.*
- 3. The proposed house types and designs can be found on many new developments built across the north of England. They are not of sufficient design quality and character, displaying very little individuality.*

Barrowford Parish Council feels that in this housing density the proposed housing styles, typical of many luxury/executive developments throughout

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the country, do not accord with, enhance or improve the Conservation Area or its setting, character, openness or visual amenity. Planning permission should therefore be refused on these grounds.

Concern 4: Access

Although the access to the application site is proposed to be via Parrock Road, this road, from No.1 to the proposed site entrance, is unadopted, with the ownership being held by numbers 1, 3, 5, 7 and 9. Although attempts have been made to secure the ownership of the highway, the Parish Council believes that it is still in the ownership of these 5 properties. If the developer cannot resolve the access issues then Councillors could find themselves considering an application which has no access. The Parish Council believes this to be a material consideration.

If these issues are resolved the problems of increased usage should be considered. Several years ago no. 1 Parrock Road was granted permission to operate as a children's nursery and in the intervening years has had at least one successful application to allow requisite works for additional pupils. This has resulted in the first building on Parrock Road receiving many vehicles carrying young children at peak times, a situation which will only be exacerbated by an additional 32 or more cars.

In fact the figure of 32 assumed additional cars is modest when considering most of the proposed dwellings are 4 bed roomed. This additional traffic on a narrow road could adversely affect vehicle access when taken in conjunction with the user traffic for the nursery. Furthermore, the access on to the roundabout is often restricted by parked vehicles from the Business Park, a situation which will be worsened when the already approved 500 House Strategic Housing Site is built.

Yours sincerely,



Iain A. Lord
Clerk of the Council