

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 7th July 2021

Present

Cllr. S, Nike – Chairman in the Chair

Councillors

A. Vickerman J. Gibson A. Stringer P. Thompson T. Titchiner
L. Ashworth

Cllr. Gibson took the Chair for Agenda Item 1.

1. **Election of Chairman:** Cllr Nike was proposed and seconded and voted in unanimously
2. **To receive the Chairman's Declaration and Acceptance of Office:** Cllr Nike signed the acceptance of office and took the Chair.
3. **Declaration of Interests:** Cllr. Gibson declared an interest in Planning Application 21/0466/HHO and took no part in the Councils decision.
4. **Apologies for absence:** Cllrs R. Oliver, M. Waddington, M, Manzar
5. **Election of Vice Chairman:** Cllr. Gibson was proposed and seconded and voted in unanimously and signed his acceptance of Office.
6. **Minutes of the meeting held on the:** minutes having previously been circulated
It was Resolved: That the minutes of the last meeting held on the 5th February 2020 be approved as a correct record.
7. **Planning and Other Matters:**

Number	Description	Comments
21/0466/HHO	Full: Convert garage to habitable room, remove garage door and replace with rendered wall and window (resubmission).58 Holmefield Gardens Barrowford Nelson	Objection: As this house is in a flooding zone adjacent to a river and the non-habitable ground floor was part of the Environmental Authority's requirements being a condition of the approval then Barrowford Parish Council Feels that this condition should be retained.
21/0356/FUL	Full: Change of use and external alterations to convert existing storage garage into holiday let and alteration to boundary wall. George And Dragon Hotel Gisburn Road Barrowford	No Objection: The conversion of the former stable block to a Holiday Let will not have a detrimental effect on the frontage of this listed building. The outside alterations to the rear of the building should be made in appropriate materials and design. Off-road parking provision

Agenda Item 3

		must be provided for the holiday let.
21/0357/LBC	Listed Building Consent: Alterations to convert existing storage garage into holiday let and alteration to boundary wall. George And Dragon Hotel Gisburn Road Barrowford Nelson Lancashire BB9 6AW	No Objection: The Council has no objection to this proposal as long as the Conservation Officer is happy with the submitted plans.
21/0495/ADV	Advertisement Consent: Externally illuminated signage on existing stone base. Land Trough Laithe Barrowford Road Barrowford Northstone Developments Ltd.	No Objection:
21/0479/PIP	Permission in Principle: Erection of up to two detached dwelling houses. Land To The Rear Of 145 And 147 Wheatley Lane Road Barrowford.	This site falls within the Carr Hall Road and Wheatley Lane Conservation Area, with the appraisal highlighting predominately houses built between the early 19 hundred's and the mid 1930's. With differing styles but built over a short period with the majority being profession class houses set in substantial gardens. The proposal in principle will be against the spirit and ethos of the Conservation Area and detract from the Character, setting and amenity of the Conservation Area as a whole. The proposed access to the development using what currently gives the appearance of an idyllic country lane when viewed from Wheatly Lane will be lost forever. This lane with its natural vegetation to either side provides both a habitat and travel corridor to the indigenous wildlife. The out of sight out of mind approach to certain areas of this conservation area have reduced the quality of original design of some of the buildings and begun to increase the housing density within the Conservation Area, which is one of the key factors for its original designation.
21/0494/ADV	Advertisement Consent: Erection of non-illuminated signage at entrance to the business park. Vantage Court Riverside Way Barrowford	Objection: The Parish Council has no objection to signage in that position but strongly objects to the site being called "The Keld" as this is not a local place name and does not represent the

Agenda Item 3

		aspirations of Barrowford.
21/0404/REM	Reserved Matters: Erection of 5 No. dwelling houses (Landscaping, Appearance and Scale) of Outline Permission 18/0389/OUT. Trough Laithe Farm Wheatley Lane Road Barrowford	Concern that needs to be Clarified: The designs have large scale windows to the front and rear elevations with only one small window to each end elevation, if this has been done to improve the thermal efficiency of the building and improve the future carbon footprint it should be applauded, but there is no evidence in the application that this is the reason. If not then the scale of the windows could reduce thermal efficiency and increase the carbon footprint, with perhaps the need more thermally efficient glass or triple glazing being necessary and possibly conditioned. The Plans do not show off road parking provision except for plot 5 which does not have a garage. Plot 5 is a 4-bedroom property despite the plans showing two no 3 bedrooms with 2 off road parking spaces being not sufficient. Plots 1-4 have a 2-car detached garage marked as the only off-road parking provision for the 5-bedroom houses proposed. This is not adequate off-road parking for a house of this size. The garages with their high-pitched roofs and roof lights would probably lend themselves to future conversion to other uses, this should be resisted by condition's restricting to vehicle use only.
21/0563/TCA	Sycamore - Remove. Group of conifers - crown lift to 2.5 - 3m. Juniper - remove. 2no. Cherry – remove. 10 Sandy Hall Lane Barrowford Nelson Lancashire BB9 6QH	For Information Only

8. **Works Report:** A report having previously been circulated;
It was Resolved: To note the report.
9. **Report of the Clerk:** The Clerk reported that a bid had been submitted to the BWPAC for a grant towards play equipment at Barrowford Memorial Park.
10. **Date & Time of Next Meeting:** To be held at Holmefield House at 7pm on the 1st September 2021