

Agenda Item 3

**Minutes of the Meeting of Barrowford Parish Council
Held at Holmefield House Gisburn Road Barrowford
On Wednesday, 20th July 2022**

Present

Cllr. A Stringer – Chairman in the Chair

Parish Councillors

R. Oliver	M. Waddington	L Ashworth	J. Gibson	C. Ashton
S. Nike	A. Vickerman	T. Titchiner	M. Manzar	
Pendle Cllrs.	Cllr. Nadeem	Cllr M. Stone		

46. Declaration of Interest: None

47. Apologies: Cllr. A. Vickerman

48. Minutes of Annual Meeting of the Council Held on the 15th July 2022: Copies having been previously circulated.

It was resolved: That the minutes be approved as a correct record

49. Planning Applications, Tree Orders and Highway Matters: It was reported by the Clerk that the Oaklands housing application was to be discussed at the Policy and Resources meeting on the 21st July with a recommendation for approval, The Council would be represented by Mrs. P. Fitzgerald.

It was Resolved: That the following comments are submitted by the Council.

Number	Detail	Comments
22/0368/HHO	FULL: Single storey extension to rear. 11 Romney Avenue Barrowford Nelson	No Objection
22/0417/FUL	Full: Conversion and extension of existing outbuilding to create a single dwelling. 147 Wheatley Lane Road Barrowford Nelson	No Objection: Although this is within the Carr Hall Road and Wheatley Lane Conservation Area Barrowford Parish Council has no objections to bringing this former coach house into residential use. The application retains the original configuration of the frontage and sympathetic treatment of the side elevation with perhaps a more traditional style of apex roof to the four first floor dormer windows would create a traditional feel that enhances the streetscape within the Conservation area. The proposed extension to the rear is of a more modern design with siding board surfaces and a large glazed rear elevation. The stepping in of the side elevations should help give a definitive break between the existing materials and the new materials on the side elevations. The rear elevation could be defined as a

Agenda Item 3

		modern approach to Arts and Crafts design using more sustainable materials.
21/0994/FUL	Full: Major: Demolition of rear extensions and conversion of care home (Use Class C2) to 14 No. apartments (Use Class C3), reconfigure part of roof and two storey extensions to the rear. Belgarth Nursing Home Wheatley Lane Road Barrowford	No Objection in Principle: The proposed conversion of Belgarth into 14 apartments utilising the main structure whilst removing several later additions and extending the building in a style similar to the existing building will produce a more elegant design and remove the current unstructured outer appearance. The addition of additional window openings does not detract from the design. The proposed mix of 1 one bedroom, 12 two bedroom and 1 three bedroom flats/maisonettes will provide for the ever increasing need for smaller dwellings. The increase of off road parking from 6 to 18 is a great improvement but whether the provision is adequate is a matter for the planners as there is some on street parking on Wheatley Lane Road but little on Warren Drive. The current situation where the now semi derelict former nursing home has become a magnet to vandals and teenagers and a blight on local residents can only be addressed by a future use of the site. The retention of this large local landowners dwelling is a step in the right direction and although the number of dwellings could be argued as excessive, the Parish Council would support this application if the applicant commenced the work in a timely manner as local residents have suffered the effects of the derelict building for several years and ask could this be enforced by planning condition?
22/0433/HHO	Full: Demolition and erection of single storey side and rear extension. 8 Whittycroft Avenue Barrowford Nelson	No Objection: There have been several recent applications within the immediate area for extensions and this is one of the more modest ones. The location within the curtilage of the property gives sufficient distances to adjacent properties and should not impact adversely on the amenity and streetscape.
22/0429/VAR	Full: Variation of Condition: Remove Condition 3 to allow conversion of garage to a habitable room of Planning Permission 13/94/0625P. 40 Wheatley Lane Road Barrowford Nelson	No Objection: The removal of this condition will not have a significant or detrimental effect on the Carr Road & Wheatley Lane Conservation Area.
22/0452/ADV	Advertisement Consent: Installation of 2 No. advertisement hoardings. Belgarth Nursing Home Wheatley Lane Road Barrowford	No Objection: If this application is approved Barrowford Parish Council would like to see the fencing erected in a timely manner in the interests of both local amenity and reduced incidents of ASB within the current derelict Belgarth site.
22/0343/HHO	: Full: Erection of a single storey rear extension, extension of the existing garden room to the rear	No Objection: Although this is predominately additions to a long single storey existing building to the roadside edge of the curtilage, the extension is to

Agenda Item 3

	of the detached garage and erection of a covered terrace connecting the house and garden room. 23 Ribblesdale Place Barrowford Nelson	the garden side of the property will not adversely impact on the amenity of the immediate neighbour. The extensive size of the rear garden will accommodate this level of development.
Pre-application Consultation	PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CTIL_127878, PASTURES LANE WORKS, FACTORY LANE, BARROWFORD, LANCASHIRE, BB9 6HE (NGR: E 385878 N 439745).	No Objection in Principle: Barrowford Parish Council has grave concerns regarding the proposed site access as shown on the consultation documents. The access onto Factory Lane may be suitable for the size of vehicle envisaged but the access route to Mill Street via the rear of the cottage on Pasture Lane as a poorly maintained unadopted highway may not be a suitable access to Mill Street.
22/0418/TPO	Works to a tree subject to a T.P. 9 St Thomas Close Barrowford Lancashire BB9 6BW	For Information Only
22/0463/TPO	Works to trees subject to a T.P.O. 8 The Orchard Barrowford Lancashire BB9 6BN	For Information Only
22/0472/TCA	Works to a tree within a Conservation Area. Churchill House 7 Churchill Road Barrowford Lancashire BB9 6QB	For Information Only

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

It was Resolved:

- a. Virements for June be Approved
- b. Outturn for to the 30th June 2022 be noted
- c. To approve payments of £8,677.05 for July 2022.
- d. That Peninsula be engaged on a 60 months contract to aid with Risk Assessments.

51. BWPAC: Request for contribution towards signage and additional parking bays regarding Cycle Track.

It was Resolved: That the Clerk requests more information regarding additional car parking provision, access through the gates and the possible creation of a one way system.

52. Pendle Local Plan Consultation: The consultation ends on Friday 5th August 2022.

It was Resolved: That Cllr. Oliver, the Clerk and P. Fitzgerald draft the Councils response.

53. Conclusion of Meals on Wheels: A final report having been circulated **It was Resolved:** To note the report and to ask the Clerk to thank all Staff and Volunteers for enabling this worthwhile service to be carried out over the last 2½ years.

Agenda Item 3

54. Visit to Pendle Heritage Centre: A verbal report was given was given followed by a discussion regarding how the Parish Council could assist with the provision of exhibits and local photographs.

It was Resolved: That the Clerk speak to the Heritage Centre regarding how the Council can best assist and bring a report to the August meeting.

55. Barrowford Memorial Park: Nothing to Report

56. Report of the Clerk:

1) **Asbestos Removal:** A significant amount of asbestos needs removing from a plot on Pasture Lane Allotments. The Clerk contacted the only local authorised remover and the estimate for removal of both the asbestos and the tyres will be around £1350+vat. The Clerk has ordered the work which will be carried out later this week.

2) **Tree at Back Nora Street:** An Alder planted on the allotments some 30 years ago needs the crown lowering, the cost will be £500.00 + Vat this work is essential and should be prioritised at the end of the bird nesting season.

It was resolved: To action the work.

3) **Ash-Dieback:** Four Ash trees within the Pasture Lane Allotment sites are suffering from dieback including three on the roadside up the hill to Roughlee, with one Ash tree on the Lower Parkhill Allotment site suffering from dieback. The Clerk has spoken to the Aviculturist who will look at the trees on his return from his holidays. Dependant on the level of dieback it may be possible to use a planned phased removal the Clerk will report back on cost and longer-term planning. this may become a recurring problem over the next few years and also include trees within the park.

It was Resolved: That the Clerk submits a report to the next meeting.

4) **Tree Survey:** The Council will need to carry out a tree condition survey on all trees within the curtilage of Parish Council Land. One was carried out on Barrowford Memorial Park a few years ago and a similar survey should be carried out on all allotment sites, Holmeffield House, Broadway, Dickie Nook and Hill Top as a matter of urgency to enable an appropriate strategy for future management/replacement of trees. Due to the even increasing extremes of weather trees are under greater stress and are more prone to both disease and structural failure through drought and high winds.

It was Resolved: That the Park be included in the survey and that a cost be obtained and brought to the next meeting.

57. Report on the Barrowford and Western Parishes Area Committee Meeting:

A verbal report was given by Cllr. Oliver.

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

59. Date, time & place of next meeting: *Council Meeting Starting at 7pm 17th August 2022 at Holmeffield House Gisburn Road Barrowford.*