

Agenda Item 3

**Minutes of the Meeting of Barrowford Parish Council
Held at Holmefield House Gisburn Road Barrowford
On Wednesday 17th July 2024**

Present

Cllr. A. Stringer – Chairman in the Chair

Parish Councillors

S. Nike
M. Iqbal

R. Oliver
C. Ashton

T. Titchiner
A Vickerman

J. Gibson

L. Ashworth

34. Declaration of Interest: None

35. Apologies: Cllr. M. Waddington, Cllr. D Gallear

36. Minutes of Meeting of the Council Held on the 19th June 2024: Copies having been previously circulated.

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

37. Planning Applications, Tree Orders and Highway Matters:

It was Resolved:

Number	Detail	Comments
24/0388/LHE	Permitted Development Notification (Larger Home Extension): Erection of a single storey flat roof rear extension (4.00 length, 2.75 height and 2.50 eaves height). 3 Mint Avenue Barrowford Lancashire BB9 6JU	For Information only Parish Council not allowed to submit comments.
24/0397/LHE	Permitted Development Notification (Larger Home Extension): Erection of a single storey rear extension (3.60 in length, 2.60m eaves height, 2.60m overall height). 22 Dixon Street Barrowford Lancashire BB9 8PL	For Information only Parish Council not allowed to submit comments.
24/0432/HHO	Full: Extension to front dormer. 40 Lower Parrock Road Barrowford Lancashire	Objection Barrowford Parish Council considers that there are concerns regarding the increased depth of the dormers to the front and the adverse effect to the streetscape by varying the normal dormer configuration to almost a flat roofed first floor to the front elevation. The proposed extension of the dormer which although may be acceptable to a rear

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		<p>elevation shows poor design and lack of consideration to the overall aesthetics’ of the frontage within the wider streetscape through size and massing.</p> <p>The development would represent poor design and would be contrary to paragraph 134 of the National Planning Policy Framework, Policy ENV2 and the Design Principle Supplementary Planning Document.</p> <p>The proposed development would be contrary to paragraph 134 in the National Planning Policy Framework on design, to Policy ENV 2 of the adopted Part 1 Pendle Local Plan - Core Strategy, and to the Design Principle Supplementary Planning Document.</p>
24/0434/HHO	Full: Erection of first floor side extension above garage. 7 Grange Avenue Barrowford Lancashire	<p>No Objection: The Council has no objection if the existing garage is structurally strong enough to support the extension and that the requisite number of off-road parking spaces are available.</p>
24/0366/FUL	Full: Demolition of existing mill building and the erection of a 2.5 storey apartment building to accommodate 6 no. apartments and associated site works. Sandy Lane Business Centre Sandy Lane Barrowford Lancashire	<p>Objection: Barrowford Parish Council submits that historically this building has never been associated with the cotton industry and has never been any form of mill. The site was originally part of Calder Vale saw mill with a stone building to the rear of the present building and a timber yard. The existing building was built prior to 1910 and was initially used as the Oddfellows Lodge before later becoming a Working Men’s Club which existed under various names until the late 1980’s. The use of the term mill is an excuse to overdevelop the site with a generic pastiche of a mill building has no foundation in truth. The site falls within the Newbridge Character Area and the proposed dwelling would detract from that area through both size and massing. The site has had previous permission for 4 flats but this was passed quite a number of years ago when two car parks existed between Lowerclough Street and Joseph Street. The proportions of both Sandy Lane and Garnett Street preclude parking on both sides of the highway and are already oversubscribed by existing dwellings and the garage. The development is not providing any off road parking for the potential 12 plus cars that could easily be needed for 4, 1 bedroom and 2, 2 bedroom apartments and should be refused on these grounds alone. The design and materials especially the use of artificial stone within the Character Area should be resisted. Existing buildings outside the Character area and those predating its adoption should not be seen as justification to use non-traditional materials within the Character Area.</p>

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24/0471/VAR	Variation of Condition: Vary Condition 2 (Plans) of Planning Permission 24/0255/FUL. Middleton Laithe Farm Middleton Drive Barrowford Lancashire BB9 6BA	No Objection: The loss of screening by trees will be minimal and be outweighed by the improved ingress and egress into the development.
24/0457/TWR	T1 Cedar - Crown Raise secondary branches up to 5-6m back to suitable growing points. Crown raise to 6m as lower limbs are touching neighbour's roof. 1 The Orchard Barrowford Lancashire BB9 6BN	For Information Only

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

It was Resolved:

- a. Virements for July 2024 None
- b. Note the Outturn to the 31st May 2024
- c. Note the Reconciliation for May 2024
- d. Note the Reconciliation for June 2024
- e. Note the Allotment Rent Collection Update
- f. Approve payments of payments of £21,153.32 for July 2024.

39. Internal Audit Report: The Clerk will bring the report to the August Meeting. It was reported that a meeting between Cllr. Stringer, Cllr. Lewis and the Clerk had taken place to discuss updating the website. Cllr Lewis has agreed to held load documents whilst Cllr. Stringer will begin updating the outdated format of the site.

40. Barrowford Memorial Park Centenary: The previously circulated report was discussed and the following priorities were agreed. A copy of the work completed on the booklet was circulated.

It was Resolved:

- 1) That the renewal of pathways within the Memorial Garden be ordered at a cost of £18,882.00 + vat with work to commence as soon as possible.
- 2) The draft of the Park Booklet is 50% complete and the full document should be ready for the August meeting. be prepared by the end of July.
- 3) That the additional names to be added memorial should be completed as soon as possible to allow the plaque to be made.

41. River Wall Update: The Clerk reported that the Engineer who was assisting with the project had left Pendle and that he would contact the Head of Engineering services to get an update.

42. Report of the Clerk: The following matters were brought to the attention of the Council.

- 1) **Ride on Mower:** The mower developed a serious hydraulic fluid leak the rear l/h wheel motor needed replacing total cost £805.14 + vat.

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- 2) **Barrowford Memorial Park:** Cherry tree adjacent the river blew over, the Clerk organised the removal and combined the felling of a tree and removal of self-seeded bushes to Mount Street boundary to improve light for the new orchard.
 - 3) **Plants to rear of raised bed Holmefield House:** Gooseberries, black currents, honeysuckle have been planted to boundary behind raised beds along Lucy Street and the corner of Gisburn Road.
 - 4) **Annex Extension:** The Council has received the penultimate bill from Speakman Contractors for £3,000 + vat.
 - 5) **Pendle Borough Council:** The second instalment of the precept has been paid.
 - 6) **Barrowford Memorial Park:** Bearings on spinner ride have collapsed cost of bearings £293 have been ordered and the total cost will be around £420.00 due to the school holidays, the Clerk has ordered the work so that the repair can be done as soon as possible.
 - 7) **Victoria Park: Opening of the new park shelter adjacent to the lake:** The opening will take place Tuesday 23rd July 2024 at 4.30pm. Cllr. Stringer will attend on behalf of the Council.
 - 8) **Friends of Holmefield House:** At their AGM it was agreed to replace the Defib Cabinet, decorate the lounge and paint the front door and surrounding casing. The Defib Cabinet has been installed, the painting and decorating will take place in early October. A Memorial Bench for Cllr. Crossley will be ordered shortly.
 - 9) **Broadway:** Pruning the shrubs and works to some of the trees will need to take place as part of the Councils winter work programme the Clerk will cost the work.
- 43. Report on the Barrowford and Western Parishes Area Committee Meeting:**
Brief report given by Cllr. Oliver, the proposed amendments to conditions on Application 24/0247/VAR was refused and referred to Policy for decision. The Parish Councils comments regarding Parkhill Barn conversion had been taken on board by the developer and amended plans improved most of the aspects which were no appropriate in the Conservation Area. The application was approved.
- 44. To receive reports (if any) from County & Borough Councillors and members appointed to other bodies:** None
- 45. Date, time & place of next meeting:** *Next Council Meeting to be held 7pm 21st August 2024 at Holmefield House Gisburn Road Barrowford.*