

Agenda Item 3

**Minutes of the Meeting of Barrowford Parish Council
Held at Holmefield House Gisburn Road Barrowford
On Wednesday 21st August 2024**

Present

Cllr. A. Stringer – Chairman in the Chair

Parish Councillors

S. Nike R. Oliver T. Titchiner J. Gibson L. Ashworth
A Vickerman M. Waddington P. Thompson

Cllr. Stringer informed the Council of the death of Michael Maybury former member and Chairman of the Parish Council this week and the Council observed a minute's silence.

46. Declaration of Interest: None

47. Apologies: Cllrs. C. Ashton, M. Iqbal & Pendle BC Cllr. D Gallear

48. Minutes of Meeting of the Council Held on the 15th July 2024: Copies having been previously circulated.

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

49. Planning Applications, Tree Orders and Highway Matters:

It was Resolved:

Planning Application 24/0256/FUL The Councils response had to be submitted before this meeting. The Clerk and Cllr. Oliver discussed the application and submitted comments.

Number	Detail	Comments
24/0256/FUL	Full: Erection of a 4 bedroom 2-storey, detached eco-home dwelling with integral double garage on existing garden plot Middleton Laithe Farm Middleton Drive Barrowford	See Appendix 1
24/0531/HHO	Full: Demolition of existing single storey side extension and the erection of a two storey side extension. 12 Wheatley Lane Road Barrowford Lancashire	No Objection: The property originally was a small holding with an attached orchard and is included in the Greenbelt the demolition of the existing single storey extension and erection of a two storey extension will not adversely affect the streetscape. Barrowford Parish Council has no objection to this extension providing that this form of development is permissible within the

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		Greenbelt and does not set a precedent for further development within the immediate Greenbelt.
24/0489/TWR	Works to trees subject to T.P.O. No. 2 2003. 6 The Orchard Barrowford Lancashire BB9 6BN	For Information Only
24/0491/TWR	T1 Yew - Crown Reduce the top by 12 inches and slight side trim to maintain shape. 9 The Orchard Barrowford Lancashire BB9 6BN	Information Only
24/0514/TPO	T1 Sycamore - Remove 1 lowest branch growing towards house back into side branch close to stem. Remove epicormic growth at base and remove deadwood. 5 The Orchard Barrowford Lancashire BB9 6BN	Information Only
24/0527/TPO	T1 Elm (Dead) - Remove, T2 & T3 Ash - Remove, T4 Sycamore - remove deadwood and shape elongated limbs and T5 Ash - Crown Reduce elongated limb over towards the road by 25-30% back to a suitable point. Runnymede 2 Churchill Road Barrowford Lancashire BB9 6QB	Information Only

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

It was Resolved:

- a. To Approve the highlighted Virements for July 2024
- b. Note the Outturn to the 31st July 2024
- c. Note the Reconciliation for July 2024
- d. Note the Allotment Rent Collection Update
- e. Approve payments of payments of £53,179.62 for August 2024.

51. Internal Audit Report: The Clerk will bring the report to the September Meeting, in conjunction with External Auditors Report which is expected shortly.

52. Barrowford Memorial Park Centenary: The previously circulated report was discussed. The Clerk reported that:

- 1) the paving work at the Memorial Garden had been completed and circulated pictures.

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- 2) That the WW1 Memorial Plaque had been sent to the engravers to have 11 additional names added.
- 3) The WW2 Memorial Plaque had been removed to be refurbished.
- 4) That the Rev. Paul Payton had been asked to write an epitaph for the new plaque.
- 5) That the booklet was almost complete with two chapters left to write and that the already completed sections were being edited by Cllr. Oliver.

53. Friends of Victoria Park: Request for a grant towards events within Victoria Park, Cllr. Oliver spoke about the activities of the Friends Group which include work days. The Clerk informed the Council that £500.00 still remained in the Victoria Park budget.

It was Resolved: To give the Friends of Victoria Park a grant of £500.00 towards funding their various activities.

54. River Wall Update: The Clerk reported that he had contacted the Head of Engineering at Pendle BC and asked for this project to be urgently completed as an BWPAC grant had to be spent before March 31st 2025. The Clerk will keep requesting progress reports and reporting back to the council.

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

- 1) **Pendle Heritage Centre:** Request to install solar panels to the conservatory roof to help reduce utility costs and improve sustainability.

It was Resolved: That Barrowford Parish Council had no objection to the installation of solar panels to the conservatory.

- 2) The Clerk reported that a gentleman was sleeping rough within the park and that the appropriate authorities had been informed.

56. Report on the Barrowford and Western Parishes Area Committee Meeting: Brief report given by Cllr. Oliver.

57. To receive reports (if any) from County & Borough Councillors and members appointed to other bodies: None

58. Date, time & place of next meeting: *Next Council Meeting to be held 7pm 18th September 2024 at Holmefield House Gisburn Road Barrowford.*

Appendix 1

**Pendle Borough Council
9th August 2024**

For the attention of: The Planning Department.

Barrowford Parish Councils response on recent planning applications.

24/0256/FUL: Erection of a 4 bedroom 2-storey, detached eco-home dwelling with integral double garage on existing garden plot Middleton Laithe Farm Middleton Drive Barrowford.

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OBJECTION: Barrowford Parish Council objects due to the adverse impact of this large dwelling on the streetscape of both Middleton Laithe Farm and Middleton Drive and the PROW's.

Middleton Laithe Farm an old stone-built farmhouse sits at the top of Middleton Drive which containing 8 large houses set in ample gardens. Middleton Laithe Farm sat within a very large plot of garden but the two recently approved applications to build two houses to the left side of Middleton Drive have halved the size of the curtilage but could be viewed as an extension to the housing on Middleton Drive. The Council did not object to the principle of two houses in that area but had concerns regarding both the impact on the PROW and the open countryside.

This 3rd application now proposes to build another large property to the front of Middleton Laithe Farm further reducing the curtilage and diminishing the current amenity of the streetscape and reducing the setting of this old stone-built farmhouse. It is highly unlikely that the Parish Council would have supported a single application for a development of three dwellings of this scale at that location. The visual impact on the PROW, streetscape and open countryside would be materially diminished by the loss of the open frontal aspect of Middleton Laithe Farm.

The three applications have come onto the planning lists singly over a six-month period but the near consecutive application numbers indicate that they must have been submitted over a short period of time and if validated concurrently could have been seen as a whole allowing a more rounded judgement to be made, particularly in relation to surface water treatment, access and impact on the streetscape.

- 1. Access to the site:** Middleton Drive is a comparatively narrow street not subject to on street parking due to the large curtilages of the existing properties but not ideally suited to access by large commercial vehicle at the junction with Gisburn Road and up the steep incline. Is Middleton Drive constructed to a standard that can take HGVs needed to deliver materials.
- 2. Surface Water Runoff:** The surface area to be covered either by the roofs of the proposed dwelling and additional hard surfaces to the outdoors make up a considerable proportion of the plot, similar to the approved application 24/0053/FUL and 24/0055/FUL. If the three plans had been submitted together an efficient SUDS scheme for the whole site could have been incorporated. A joint SUDS scheme has been submitted for 24/0255/FUL and 24/0256/FUL but no inclination how this scheme will interact with Approved Application 24/0253/FUL. Possibly leading to the potential of the proposed scheme not being of a capacity required when Application 24/0253/FUL is built. Any shortfall in capacity could lead to surface water runoff running down Middleton Drive or running into properties below and joining Middleton Drive lower down the hill and onto Gisburn Road. A robust drainage scheme is essential to future proof against climate change preventing flooding down in the valley bottom and water creating a road safety issue on the A682 a main trunk road.
- 3. Carbon Footprint:** Due to the elevation of the site and exposed nature consideration should be given best practices for both insulation, green heating systems and renewable energy to reduce the carbon footprint of the building.

Yours sincerely,

I A Lord

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Clerk to Barrowford Parish Council