

Agenda Item 3

**Minutes of the Meeting of Barrowford Parish Council
Held at Holmefield House Gisburn Road Barrowford
On Wednesday 19th February 2025**

Present

Cllr. A. Stringer – Chairman in the Chair

Parish Councillors

S. Nike R. Oliver T. Titchiner, C. Ashton

L. Ashworth, P. Thompson

118. Declaration of Interest: None

119. Apologies: Cllrs. J. Gibson, M. Waddington, M. Iqbal Cllr. D. Gallea

120. Minutes of Meeting of the Council Held on the 15th January 2025: Copies having been previously circulated.

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

121. Planning Applications, Tree Orders and Highway Matters:

It was Resolved:

Number	Detail	Comments
25/0066/HHO	Full: Erection of a garage/workshop to the rear. 25 Pasture Lane Barrowford Lancashire	No Objection: Subject to addressing surface water runoff from the building: The Proposed garage/workshop is large but due to the topography of the land the impact on the wider streetscape will be diminished. The garage will be accessed off Factory Lane an unadopted highway accessing business premises. The retention of existing off-road parking is essential but the concerns raised from Highways may need to be addressed which could alter the existing parking provision. Existing surface water problems to Pasture Lane and onto Gisburn Road are a serious concern. Factory Lane along with other unadopted highways leading onto Pasture Lane currently discharge large amounts of surface water into Pasture Lane causing potential flooding problems along Gisburn Road. This includes large amount of hardcore and other debris washed onto Pasture Lane and carried down towards Gisburn Road during prolonged rain which has led to silting up of rainwater grates increasing the potential of flooding along Gisburn Road. The proposed workshop roof will be around 96m ² and as such should

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		ensure that rainwater is suitably disposed of and not directed onto Factory Lane or Pasture Lane.
25/0072/VAR	Variation of Condition: Vary Condition 2 (Plans) of Planning Permission. 23/0570/FUL Trough Laithe Farm Wheatley Lane Road Barrowford	<p>Objection: This is not a minor condition change but a significant alteration to both the front elevation, increase in floorspace to both floors and length of the building, it also includes a change of use of the first floor. The original approved application was for a modest two-car garage which was later superseded by a substantially larger building which included a large swimming pool, double garage, gym and first floor office. The latest submitted drawings show a three-car garage with an additional garage door a new first floor space above the swimming pool to accommodate the gym and the addition of a large first-floor dormer extending the size of the first-floor space combined with a change from office to guest bedroom and ensuite, to accommodate these changes an overall increase in the length of the building from 16.64m to 17.8775m, no measurements are given on the submitted drawings for the length height and depth of the proposed dormer roof to the front elevation.</p> <p>The use of an application for variation of Condition 2 seems to be a way of significantly deviating from the approved permission without submitting a new planning application for those changes. The proposed alterations in the drawings if approved under change of condition would necessitate a new Grant of Permission Certificate and in effect would be the grant of a new permission. Due the size and scope of the changes to the existing permission this is not a minor amendment of approved conditions. The Parish Council is concerned that change of use from office to bedroom and ensuite could set a precedent for the garage/swimming pool/gym/ bedroom to be construed as a habitable dwelling and is in effect a new application and should have been submitted as such.</p>
Planning Inspectorate Ref: APP/E2340/W/ 24/3358225 Local Authority Appeal Ref: Planning Application Ref: 24/0366/FUL	Planning Appeal: Sandy Lane Business Centre Sandy Lane Barrowford Proposed Development: 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.	The Council need to Respond
25/0060/TPO	Works to a dead TPO Tree. Removal needed for Cadent Gas Land to The West Of 12 Francis Avenue Barrowford	For Information

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	Lancashire	
25/0077/TCA	Tree Works in a Conservation Area. Reduce crown by 20%. Westwood Churchill Road Barrowford Lancashire BB9 6QB	For Information

It Was Resolved: To engage Fitzgerald Planning and Design to write the Councils response to the Appeal Ref: APP/E2340/W/24/33558225.

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

It was Resolved:

- a. To Approve the highlighted Virements for January 2025
- b. Note the Outturn to the 31st January 2025
- c. Approve payments of payments of £13,141.61 for February 2025.

123. Adoption of Revised Standing Orders: Copies having previously been circulated.

It was Resolved: That the revised Standing Orders be adopted as part of the Councils Policies.

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

- 1) **Emergency Lighting Holmefield House:** All the emergency lights have been replaced lights were approx. £750.00 + vat.
- 2) **Fruit Trees for Broadway:** The Clerk has been informed that the trees have arrived and will organise the delivery for Monday. The trees will be planted over the next couple of weeks as workloads allow.
- 3) **Fibre Optic Broadband at Holmefield House:** This has been installed Wednesday 19th February.
- 4) **Polytunnel at Lowerclough Street:** The last lot of gales took the cover off one of the communal polytunnels. The polytunnel has been since 2007 the Clerk has ordered new doors and base rails and a new cover. The cost including labour is £712 +vat the work has been ordered.
- 5) **Conifer Trees at Nora Street Allotments:** The Clerk has received complaints regarding a row of conifer trees which were planted by a previous tenant and are now over 30ft tall causing concern to nearby tenants. The Clerk has visited and the four trees are problematic to fell due their location in among huts and adjacent to a telephone pole and overhead telephone cables. The Clerk met D. Choyce on site Tuesday and the cost of reducing the four trees to fence height and removing from site would be £1800+vat, the Clerk will order the work this week.
- 6) **WW2 Plaque:** Cllr. Ashworth has reported that the Plaque has been damaged. The Clerk will arrange for it to be carried out.
- 7) **80th Anniversary of VE Day:** Invite to Service at Blackburn Cathedral.
To: All Parish & Town Councils in Lancashire

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Dear Chair

On Sunday 11th May next at 4 pm, His Majesty's Lord-Lieutenant of Lancashire, Mrs Amanda Parker JP, and the Dean of Blackburn will be holding a County Service at Blackburn Cathedral to commemorate the 80th Anniversary of VE-Day. The Lord-Lieutenant would be delighted to extend an invitation to you (or your representative) and a guest to attend what will be a very special and important event.

I would be very grateful if you could let me know, at your earliest convenience, if you would like to attend, to include the following information:

- Names and email addresses of those attending.
- Brief details of any special requirements, i.e. wheelchair access etc.

Further information with regards to parking, dress code etc will be sent out to those attending a little nearer the time.

Kind regards. Sue

- 8) **80th Anniversary of VE Day:** The Luncheon Club will be having a V.E. Day Luncheon Club on the 6th May.

It was Resolved: That the Parish Council lays a floral wreath at the Memorial on both VE Day in May and VJ Day in August.

125. **Victoria Park:** Email from Nelson Town Council. After discussion.

It was Resolved: That Cllr. Oliver and the Clerk draft an initial response to the email.

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

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

128. **Date, time & place of next meeting:** *Next Council Meeting to be held 7pm 19th March 2025 at Holmefield House Gisburn Road Barrowford.*