

Agenda Item 10

Minutes of the Meeting of Barrowford Parish Council Held at Holmefield House Gisburn Road Barrowford On Wednesday 16th April 2025

Present

Cllr. A. Stringer – Chairman in the Chair

Parish Councillors

S. Nike

R. Oliver

T. Titchiner,

C. Ashton

M. Iqbal

J. Gibson

1. Declaration of Interest: None

2. Apologies: Cllrs. A Vickerman, L. Ashworth

3. Minutes of Meeting of the Council Held on the 19th March 2025: Copies having been previously circulated.

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

4. Planning Applications, Tree Orders and Highway Matters:

It was Resolved:

Number	Detail	Comments
25/0151/OUT	Outline: Demolition of existing buildings and the erection of 8 no. detached dwellings. (Access, Appearance, Layout and Scale only). Higher Park Hill Farm Colne Road Barrowford	Objection: This land falls within the Green Belt and abuts the Barrowford Conservation Area and is contrary to the existing local plan. The proposed development impact on the openness of the green belt. The ingress and egress onto the site has limited sight lines with visibility in both directions often obscured by parked cars.
25/0195/FUL	Full: Erection of 1 no. eco-home with integral garage on existing garden plot. Middleton Laithe Farm Middleton Drive Barrowford	No Objection: The planning officer informed the Clerk that this is basically the same plans the only two things that have changed is the name of the applicant and that it is a self-build and therefore exempt from BNG. (Bio Diversity Net Gain)
25/0220/HHO	Full: Demolition of existing detached garage, single storey rear extension, lean to front porch, two-storey front extension and the erection of a two storey front extension, extension to form bay window at ground floor, two storey side extension to	Concerns over Impact on Greenbelt With an Objection if adequate SUDS scheme is not implemented: The proposed demolition of existing extensions and replacement with larger elements including a large two storey side extension significantly increase the size and massing of the building and may affect the setting and amenity of the greenbelt from the PROW. The current building is smaller than both no.4 and no.8 and will have

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	front and rear incorporating garage; single storey rear extension. 6 Sandy Hall Lane Barrowford Lancashire	<p>only a slight detrimental effect on the amenity of the Greenbelt.</p> <p>The main concern of the Parish Council is the significant increase in roof area and its effect on surface water runoff. The Heritage Statement states under Access that the existing driveway will be extended across the front of the dwelling to provide additional parking within the curtilage. No drawings show these works or construction method/.materials.</p> <p>Wheatley Lane Road suffers from surface water runoff problems every time there is moderate to heavy rainfall, the potential of the increased roof size and hard surfacing could increase this problem if not addressed and mitigated by a suitable SUDS scheme. The Parish Council feel that the decision on this application should be deferred until the level and type of driveway work and drainage plan for both this work and the extensions is provided.</p> <p>This site sits at the highpoint of Wheatley Lane Road and any surface water running onto Sandy Hall Lane will increase the problems both on Wheatley Lane Road and Carr Hall Road. The same applies to water runoff from the rear of the building into the Greenbelt and onto Wheatley Lane road.</p>
25/0225/HHO	Full: Erection of a single storey rear extension. 4 Arncliffe Grove Barrowford Lancashire	No Objection: This is a minor extension 1346mm x 1905mm to extend the existing rear extension to the end of the building.
25/0255/VAR	Variation of Condition: Vary Condition 14 (Landscaping Scheme) of Planning Permission 21/0758/FUL. Land To The North West Of Parrock Road Barrowford Lancashire	No Objection: Having spoken to the Tree Officer at Pendle the variation of the scheme is minor in nature moving the position of a few of the new trees to accommodate the approved gate onto the PROW for the maintenance of land across the PROW. The proposal will not reduce the quality of the approved scheme.
LSG4/AM15/8 88.3271	WILDLIFE AND COUNTRYSIDE ACT 1981 – PART III APPLICATION FOR DEFINITIVE MAP MODIFICATION ORDER UPGRADE OF FOOTPATH TO BRIDLEWAY AND ADDITION OF BRIDLEWAY ALONG SANDY HALL LANE, BARROWFORD	No Objection: Provided that the access is not sufficiently wide enough to allow vehicular access from Wheatley Lane Road to Noggarth Top creating a “Rat Run” which was a problem until a gate was erected near Sandy Hall Farm.
25/0230/TPO	T6 Whitebeam - Crown Reduce by 2m in height with a side reduction to shape up overall height by up to 4m. T12 Lime - Light reduction by 1m to clear overhead cable.	

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	T13 Cherry Plum -Light reduction to S limb by 2m to reduce weight loading All the remaining trees to be cleared of Epicormic growth up to 4m and remove deadwood. 143 Wheatley Lane Road Barrowford Lancashire BB9 6QN For Information Only:
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The Council was informed on the 16th April that the Programme Officer for Examination of Pendles Local Plan and that to participate a response had to be received by the 7th May 2025. As this was an urgent matter it was added to the Agenda as Item 4b.

4b. Examination of the Local Plan: A report was circulated at the meeting.

It was Resolved:

- 1) That the Council engage Fitzgerald Planning and Design to assess if any of the items in the document will have a direct on Barrowford opening up addition housing sites or other development.
- 2) That if any concerns are found that the Council asks to attend the relevant hearing and make representations to the examiner and where necessary expert advice is sought.

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

It was Resolved:

- a. Approve the Virements for March 2025
- b. Note the Outturn to the 31st March 2025
- c. Note the Reconciliation for March 2025 (for information)
- d. Note the Reconciled Outturn to the 31st March 2025
- e. Note the Yr. End Reconciliation
- f. Approve the Yr. End Bank Adjustments
- g. To make payments of £10,501.71 for April 2025.

6. Three Year Plan: A draft three-year plan was previously.

It was Resolved: To Note the Plan.

7. On Line Banking: The Council will be changing to online banking following the approval of the new Financial Regulations.

It was Resolved: To appoint Cllr. M. Waddington as a new signatory on the account.

8. Allotment Rent Collection: A breakdown was circulated at the meeting showing that in the first 15 days £4,780.50 rent had been collected which equates to 36.4% of rent.

9. New Council Website: The Cllr. Stringer gave demonstration of the layout of the site and reported that it would be populated with documents and information during the next few weeks.

10. Report of the Clerk:

- 1) **Trees at Back Nora Street:** The work on the felling of the conifers at Back Nora Street allotments is now completed.
- 2) **Fruit Trees at Broadway:** Planting of the fruit trees has started at Broadway the work is now completed.
- 3) **Council Land at Rushton Street:** A member of the In Bloom Group has requested if the Council could provide some planters on this area. The Clerk will arrange

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installation of the two surplus planters removed from the front of Holmefield House to be installed.

- 4) **Boardwalk to rear of Park Lake:** The Clerk will arrange closed notices on the boardwalk whilst Cllr. Nike and the Clerk are looking at the alternatives and will report back to the next meeting.
- 5) **WW2 Plaque:** The Plaque has been refinished and will be re-installed in next week ready for the 80th Anniversary of VE Day in May.
- 6) **Wreath for VE Day Anniversary:** The Clerk has visited Fleur Coutre regarding a floral wreath for VE Day Anniversary the cost will be between £60.00 and £100.00 and the Clerk would suggest predominately white flowers to represent peace.
It was Resolved t: To Order the Wreath up to a value of £100.00
- 7) **80th Anniversary of VE Day:** The Luncheon Club are having a V.E. Day Luncheon Club on the 6th May.
- 8) **Tree at Toll House:** There is an application in for pruning of the Sycamore tree. The tree currently is a pleasant feature within the streetscape, the form of the tree is a nice symmetrical lollipop shape which non sympathetic pruning could spoil the trees amenity value permanently. If the tree needs crown lifting for highway safety this is essential but this could be done in a way that still retains the shape and size of the tree.
- 9) **It was Resolved:** That the Clerk writes to the Tree Officer suggesting this course of action.

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

- 1) **Boardwalk to rear of Park Lake:** The boardwalk installed over 30 years ago has reached the end of its useful life, the wooden decking has rotted to a point of being unsafe. The only viable alternative is to install a footpath around the lake side as a permanent alternative and the removal of the boardwalk. The Clerk will arrange closed notices on the boardwalk whilst Cllr. Nike and the Clerk are looking at the alternatives and will report back to the next meeting.
- 2) **Trees at Back Nora Street:** Work has started this morning on the felling of the conifers at Back Nora Street allotments.
- 3) **Fruit Trees at Broadway:** Planting of the fruit trees has started at Broadway and will be completed before the end of March.
- 4) **WW2 Plaque:** The Plaque has been refinished and will be re-installed in April ready for the 80th Anniversary of VE Day in May.
- 5) **Allotment Water:** The Council will turn the water back on Friday 21st March 2025.
- 6) **80th Anniversary of VE Day:** The Luncheon Club are having a V.E. Day Luncheon Club on the 6th May.

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

Brief report given by Cllr. Oliver.

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

14. Date, time & place of next meeting: *Annual Meeting with the Electorate immediately followed by the Annual Council Meeting Starting at 7pm 21st May 2025 at Holmefield House Gisburn Road Barrowford.*