

Agenda Item 3

**Minutes of the Meeting of Barrowford Parish Council
Held at Holmefield House Gisburn Road Barrowford
On Wednesday 23rd July 2025**

Present

Cllr. A. Stringer – Chairman in the Chair

Parish Councillors

S. Nike	J. Gibson	L. Ashworth,	C. Ashton
M. Iqbal	T. Titchiner	R. Oliver	
Cllr. D. Gallea	Cllr. M. Stone	Cllr. Nadeem	

46. Declaration of Interest: None

47. Apologies: Cllrs. M Waddington, A Vickerman

48. Minutes of Meeting of the Council AGM Held on the 18th June 2025: 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:

Number	Detail	Comments
25/0434/HHO:	Full: Erection of a summerhouse. 28 Parrock Road Barrowford Lancashire	Objection: The proposed development falls outside the Carr Hall Road and Wheatley Lane Conservation area but the Conservation Area map shows and the location map shows that the land proposed is outside the original curtilages of the house and presumably was originally agricultural land. If this is correct has change of use from agriculture to garden been obtained? The plot of land abuts an ancient trackway which is a prominent entrance to the Conservation Area for walkers and tourists, the erection of both a 1.8m garden fence and a large summerhouse has had a detrimental effect on the amenity and enjoyment of this prime entrance into the Conservation Area. If change of use was approved the fence is acceptable within a rear garden setting but the size and massing of the summerhouse covers a large proportion of the site and is visible from the PROW. The Summerhouse and 1m soffit overhang give a roof dimension of 6.65m x 5.65m + any overhang of the walls giving a surface

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		<p>area in excess of 37.6m² a significant area of additional hard surfacing during heavy or prolonged rain. The Roof drawing shows a rainwater pipe but no detail as to whether the water is to be discharged to an existing or improved drainage system or allowed to run off onto the remaining soft surfaces. The Parish Council would like clarification as to the current designated use of the land, and further information regarding the disposal of water from the roof. If the Council approve this retrospective application a condition should be attached to prevent change to a separate habitable dwelling</p>
25/0457/HHO	<p>Full: Erection of a single storey rear extension, two-storey side extension and extension of existing front dormer.5 Moorland Close Barrowford Lancashire</p>	<p>No Objection: The Council has no objections as long as the rainwater off the large flat roof extensions is fed into an appropriate drainage system to prevent increased surface water runoff through the reduction of existing porous surfaces.</p>
25/0449/PIP	<p>Permission in Principle: Erection of up to 2 no. dwellings. Land to The North East of Ing Farm Colne Road Barrowford Lancashire</p>	<p>Objection: This site falls within the Greenbelt which has its own policy and strict rules on development within the Greenbelt. The Greenbelt between Barrowford and Colne has a primary function of stopping urban sprawl and ribbon development merging towns of Colne & Barrowford and protecting the setting and openness of the Canal Corridor and Barrowford Locks a Grade II listed structures. The development of the former college site outside the Greenbelt on the Colne boundary created a housing estate abutting this land separated only by the boundary between Barrowford and Colne Wanless Beck. The proposed development will create two dwellings between the existing first dwellings within Barrowford, Ing Farm and Barn and the new development outside the Greenbelt in Colne and will completely remove the separation between Colne and Barrowford at this crucial Gateway into Barrowford and the Canal Corridor.</p> <p>If Development in Principle is permitted at this site overriding the Greenbelt policy it would significantly diminish the purpose of the Greenbelt and marginalise its role and function on other sites adjacent to this. The prospect of setting a precedent of the use of Planning in Principle to circumvent Greenbelt Policy could have wider implications to in the Borough as a whole.</p>

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		Ribbon Development within the Greenbelt could be created with no redress to the core principles of the Greenbelt.
25/0446/TPO	Clearance required to allow Openreach to install new overhead cabling between telecoms pole and The Hedgerows, Colne Road. Trees affected surrounding the pole: Oak- requires 4 - 5 small branches clearing back from the span to suitable growth points Beech - trim some branches back from around the pole for access to the pole, to suitable growth points Crimson-King is next to the beech tree & will require a couple of branches trimming back to suitable growth points for a span clearance The Hedgerows Colne Road Barrowford Lancashire BB9 6JQ	For Information: Essential infrastructure works the Tree Officer will have looked at the scheme and approved the proposed work.
Local Authority Appeal Ref: 25/0018/AP/ENFORC Planning Enforcement Ref: PLE/23/0531 Appellant: Planning Inspectorate Ref: Gregory Farnell APP/E2340/C/25/3367890	Land Adjacent Pasture Barn East Pasture Lane Barrowford Description: Appeal against Enforcement Notice: Within the past 10 years unauthorised change of use of land from agricultural land to recreational with the addition of structures for human habitation. For Information	

50. Financial Matters: Documents having been previously circulated.

It was Resolved:

- a) To Approve Virements for June 2025
- b) To Note the Outturn to the 30th June 2025
- c) To make payments of £12,168.87 for July 2025

51. Approval of the External Audit Documents: Documents having been previously circulated.

It Was Resolved:

- a) The Statement of Assurance having been read understood and the replies Were Approved.
- b) That the Annual Return to the Auditor was approved.
- c) That the Significant Differences are approved
- d) Yr. End Bank Reconciliation was approved
- e) Differences between box 7 & 8 was approved
- f) Balance Sheet was approved
- g) The Internal Auditors Report had been received and would be brought to the August meeting for approval

52. Three Year Plan: The Clerk will continue with the Three-Year Plan for works and repairs and report back to the next meeting.

53. On Line Banking: The Clerk reported that he had received notice that the mandate changes had been completed and would apply for on line banking.

54. New Council Website: The Cllr. Stringer gave a progress report

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55. Report of the Clerk:

- 1) **Friends of Holmefield House:** The Secretary is will be informing members of the AGM meeting on Wednesday 30th July at 7pm.
- 2) **Church Street Parking:** The Clerk submitted the report given in the last Clerks Report to both Borough Councillors and County Councillor. County Council have been looking at the problem for some time and a Proposed Traffic Order for additional Double Yellow Lines has been circulated for comment before the 4th August 2025. The proposed additional yellow lines may slightly improve one pinch point but will not address additional traffic generated by the new development at Oaklands or the increasing use of Church Street as a “Rat Run”. The proposed additional lines will remove approximately 6 currently used parking spaces. This is likely to be ineffective due to the current abuse of existing double yellow lines not being enforced effectively. More thought of introducing a wider scheme aimed at curtailing the increasing “Rat Run” element of traffic possibly including a one-way section to improve traffic flow through the narrow sections between Hill Top and Lupton Drive.
- 3) **BWPAC:** At the July meeting I raised the matter of waggons delivering to the Oaklands site not complying with Condition 3 of the planning permission. The reply from Joanne Eccles is given in Appendix 1.
- 4) **Church Street:** Church Street is currently closed between Lupton Drive and Highercauseway with Access to Lonsdale Gardens.
- 5) **Council Policies:** Many of the Councils policies have not been reviewed since before the pandemic. The Clerk is in the process of upgrading to NALC approved templates and these will be added to future agendas for approval.
- 6) **Allotments:** Notice to quit for non-payment has expired and the Clerk has re-let 5 plots this last week.
- 7) **General Purpose Committee:** A meeting on either 13th August or 10th September would be advisable to progress this year’s works programme and consider works to be added to the three-year plan.
- 8) **River Wall:** The Clerk has contacted Pendle for a progress report; the Pendle Council is still waiting for the issuing of a licence.

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: *Annual Meeting with the Electorate immediately followed by the Annual Council Meeting Starting at 7pm 20th August 2025 at Holmefield House Gisburn Road Barrowford.*