

### Agenda Item 3

**Minutes of the Meeting of Barrowford Parish Council  
Held at Holmefield House Gisburn Road Barrowford  
On Wednesday 17<sup>th</sup> September 2025**

**Present**

Cllr. A. Stringer – Chairman in the Chair

Parish Councillors

S. Nike	J. Gibson	R. Oliver	C. Ashton	P. Thompson
M. Iqbal	T. Titchiner	M Waddington	A Vickerman	

**72. Declaration of Interest:** None

**73. Apologies:** Cllrs. L. Ashworth, M. Waddington, Borough Cllr. D. Gallea

**74. Minutes of Meeting of the Council Meeting Held on the 20<sup>th</sup> August 2025:** Copies having been previously circulated.

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

**75. Planning Applications, Tree Orders and Highway Matters:**

**It was Resolved:**

Number	Detail	Comments
25/0558/FUL	PROPOSAL: Full: Conversion of gym area to create 1 no. flat (Use Class C3) including roof lift to first floor above to create an additional flat (Use Class C3). Belgarth Nursing Home Wheatley Lane Road Barrowford	<b>No Objection:</b> The proposed conversion of the approved gym and the raising of the roof height to create another 2 additional apartments will not materially increase the footprint of the approved plans. The 1st floor increase may raise concerns from the residents next door and should be considered if appropriate. The proposed increase in parking spaces from 22 to 24 with some on road parking primarily to Wheatley Lane. The inclusion of a further 2 apartments could be seen as over development but the loss of the gym and 1st floor extension could be viewed as an enhancement to the original design, balancing the aesthetics of a prominent building.
25/0393/FUL	Full: Erection of 5 no. garages. Park Hill Farm Gisburn Road Barrowford	<b>No Objection:</b> The proposed layout and location of the garages mean the loss of some community grass area and reduction in the Bio Diversity Gain. The site falls within the Higherford Conservation Area, the large old farm barn which was the main feature of importance to the Conservation area at Parkhill Farm, had become a building at risk through dilapidation through non maintenance and the Parish Council felt that it should be preserved even if altered to meet a future

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		use. The site is not one of the easiest to develop through its location and the existing bio-diversity was marginal as most of the area was barn, outbuildings and access tracks. The site abuts the farmland holding of Parkhill Farm which is within the Greenbelt and the area along the river has some inclusion in the Conservation Area. Although bio-diversity within the immediate site there are opportunities to improve the bio-diversity of the area within the Conservation Area containing the PROW. Is it possible that improvements could be made to this area, the costs being offset by bio-diversity gains through section money applied to this development?
25/0504/HHO	Full: Erection of a first-floor side and rear extension, single storey rear extension, two storey rear extension, demolition of garage to widen existing driveway 11 Barnoldswick Road Barrowford Lancashire	<b>Objection if the LCC Highways concerns are not addressed in Full:</b> An Arboricultural Assessment was requested for this site and this along with amended plans for the four parking places to the frontage. LCC had concerns regarding the original application regarding off road parking, specifically the re-siting of infrastructure on the highway abutting the site the proposed gates and the disposal of surface water runoff onto the highway. The new application is for two sliding gates which by their size location and necessary area to open into would negate the use of two of the proposed four parking spaces, so not complying with the recommended minimum. The use of conventional opening gates would not be appropriate as these would have to open onto the public highway. If the parking and access do not meet the Highways Authority's recommendations then it should be refused.

**76. Financial Matters:** Documents having been previously circulated.

**It was Resolved:**

- a) To Approve Virements for August 2025
- b) To Note the Outturn to the 31<sup>st</sup> August 2025
- c) To make payments of £27,052.02 for September 2025

**77. Internal Auditors Report:** The Clerk gave a verbal update; a meeting of the Finance Group will be held before the October meeting.

**78. Three Year Plan:** The Clerk circulated a section dealing with Infrastructure matters that would need addressing over the next three years.

**79. Local Plan Update:** The Main Modifications Consultation started 12<sup>th</sup> September and runs until Friday 24<sup>th</sup> October.

**It was Resolved:** That the Clerk asks Fitzgerald Planning to look at the Consultation and where necessary drafts the Council's response.

**80. New Council Website:** Cllr. Stringer will report back to the next meeting

**81. Report of the Clerk:**

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- 1) **Local Government Reorganisation (LGR) Consultation:** The Consultation runs until Sunday 28<sup>th</sup> September 2025, Councillors were advised to look at the proposed options online and respond individually.
- 2) **Play Equipment Annual Safety Inspections:** The Council has received copies of all three reports. Two highlighted concerns were a bearing on the teacup ride that has been replaced and weeds which have been sprayed. The Clerk has spoken to Mr. Higson at Pendle who will contact the Council if there are any other areas of concern.
- 3) **River Wall:** The Clerk is trying to get a progress update.
- 4) **Winter Bulbs:** The Clerk will be ordering the bulbs and compost for the winter planting. The cost including compost will be £2476.67+vat
- 5) **Fire Under Bridge at Wilton Street:** Cllr. Waddington reported a fire under the bridge at Wilton Street the Clerk reported it to the Out of Hours Service at Pendle. The Clerk has been informed that a structural engineer will be assessing the bridge in the next few days.
- 6) **New Path to Rear of Lake:** Work is expected to start on the new path and removal of the old raised walkway next month a progress report will be given at the next meeting.
- 7) **Damage to the Walls at White Bear Car Park:** The Clerk has contacted the Problem Sites officer at Pendle trying to find out who owns the White Bear so as to contact them regarding the unsafe condition of the walls. Both to Pasture Lane and the entrance at the side of Booths.
- 8) **Remembrance Sunday:** The Clerk will be sending out the invites before the end of September.
82. **Report on the Barrowford and Western Parishes Area Committee Meeting:** Cllr. Oliver gave a brief update.
83. **To receive reports (if any) from County & Borough Councillors and members appointed to other bodies.** None
84. **Date, time & place of next meeting:** *Annual Meeting with the Electorate immediately followed by the Annual Council Meeting Starting at 7pm 15<sup>th</sup> October 2025 at Holmefield House Gisburn Road Barrowford.*