

Agenda Item 3

**Minutes of the Meeting of Barrowford Parish Council
Held at Holmefield House Gisburn Road Barrowford
On Wednesday 15th October 2025**

Present

Cllr. A. Stringer – Chairman in the Chair

Parish Councillors

S. Nike A Vickerman R. Oliver C. Ashton P. Thompson

M. Iqbal T. Titchiner M Waddington

Cllr. N. Ahmed Cllr. M. Stone

85. Declaration of Interest: None

86. Apologies: Cllrs. L. Ashworth, J. Gibson, Borough Cllr. D. Gallea

87. Minutes of Meeting of the Council Meeting Held on the 17th September 2025:

Copies having been previously circulated.

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

88. Planning Applications, Tree Orders and Highway Matters:

It was Resolved:

Number	Detail	Comments
25/0602/PIP	Permission in Principle: Erection of 4 no. dwellings. 34 Pasture Lane Barrowford Lancashire BB9 6RL Comment already Submitted	Objection: The Permission in Principle relates to land which lies outside the Settlement Boundary, but which was granted permission for a single large eco-house set within large gardens (23/0680/FUL). The Parish Council objected to that application through its impact on the openness of the countryside, and as it was a development outside the Settlement Boundary which could lead to urban sprawl. The Barrowford & Western Parishes Area Committee refused the application but it was approved by the Development Management Committee in December 2023. The Parish Council's main concern was that this field and the field above it contributed to the setting and visual amenity of the Grade II listed Pasture House Farm, as well as 34 Pasture Lane (Pasture Cottage) which, although not listed, is recorded as an 18 th century weaver's cottage by Lancashire County Council. The current Planning in Principle application for four dwellings clearly justifies our concern about urban

Agenda Item 3

		<p>sprawl outside the Settlement Boundary. Furthermore, the illustrative drawings show car turning circles that could be construed as access to yet more housing if this application is approved.</p> <p>Pendle Borough Council made a judgement call in relation to the approved application in 2023. A similar judgement clearly does not apply to this application in light of the increase in the additional number of properties outside the Settlement Boundary and the ensuing increase in impact on the setting and visual amenity of Pasture House Farm, on the open countryside and on Public Rights of Way overlooking the proposed site.</p> <p>In this connection it should be noted that an application (22/0763/FUL) for 3 houses in the field above the proposed site was refused on appeal through impact on the setting and amenity of Pasture Farm House and on the Settlement Boundary.</p> <p>A Permission in Principle decision should also consider relevant development issues. The proposed access via the existing farm track to Pasture House Farm (known locally as Robinson Lane) is a Public Right of Way and is not adequate for the access needed for four additional houses. The lane originally served Pasture House Farm and a worker's cottage but in recent years three additional dwellings have been created from barn conversions, and a small polytunnel manufacturing business. Robinsons Lane is approximately 4m wide and would need extensive works including passing place widening and improved entrance splay over land possibly not owned by the applicant, as well as requiring potential serious loss of trees and hedgerow.</p> <p>Finally, the lack of a completed Pendle Local Plan for a decade now has left pieces of land important to the setting and character of noteworthy buildings and open countryside without adequate protection. The Parish Council believes that Pendle Council made the wrong decision regarding the 2023 approval. If the current application is approved this could form a precedent for potential additional development within the open countryside in this area and do further harm to the setting and amenity of Pasture House Farm.</p>
5/0628/HHO	Full: Erection of a two-storey rear extension and a single storey side	No Objection: The significant increase in the property footprint on this modest plot may increase privacy concerns to adjoining properties but as the drawing's

Agenda Item 3

	and rear extension. 11 Malham Wend Barrowford Lancashire BB9 8TG	show no significant windows to either side elevation so privacy concerns will be minimal. The increased roofing surface water runoff will increase significantly, the loss of garden through this development (difficult to assess as no specific drawing of the existing is included) will reduce the ability of the garden to reduce surface water rates. The majority of surface water from this estate feeds into the small beck that runs through the site and is prone to flooding at the trash screen at the junction of Pendle Street and Wilkinson Street. If all the roof water is not fed into the main sewer system then attenuation may need to be conditioned as prolonged periods of heavy rain are no long rare occurrences but are becoming the norm.
25/0674/FUL	Full: Change of use from a dwellinghouse (Use Class C3) to a Residential Care Home (Use Class C2). 220 Gisburn Road Barrowford Lancashire Compass Children's Homes Limited	No Objection: This is an application for change of planning class from domestic dwelling C3 to small residential care home C2. The application is for a children's home there are only two bedrooms designated for clients so it is on a small scale. These applications have been approved in other parts of Pendle and both Planning and Government Policy support this use.
5/069/TPO	There are 8 protected trees in the rear garden, numbering them from 1 to 8, starting at the left corner, with your back to the property, we wish to slightly crown lift T1, T5, T6, T7, and T8. The work is very minimal, some trees only need epicormic removing, the Beech needs a little more, but only secondary branches. All work will be carried out to British Standards. hand19 Bank Fold Barrowford Lancashire BB9 6JW. For Information Only	
25/0640/TPO	T1 is a very large Weeping Lime, we wish to crown lift to around 7 meters and remove epicormic growth and larger suckers from the base. 16 Bank Fold Barrowford Lancashire BB9 6JW For Information Only	
25/0634/TPO	5-day notice to make safe a foreseeable risk of failure of a stem of a Lime tree Carr Laund Mews Carr Hall Road Barrowford Lancashire BB9 6QD For Information Only	
25/0660/TPO	T1 Ash - Prune back fist significant branch over highways by 0.5m. Remove dead wood and broken branches T2 Oak - Remove dead wood in canopy perform aerial inspection to inspect condition of primary branch unison T3 Oak - Remove - Please refer to comments in attached tree survey replant with standard Hornbeam 7 Applegarth Barrowford Lancashire BB9 6RR For Information Only	

89. Financial Matters: Documents having been previously circulated.

It was Resolved:

- a) To Approve Virements for September 2025
- b) To Note the Outturn to the 30th September 2025

Agenda Item 3

c) To make payments of £16,397.72 for October 2025

90. Purchase and contract to use Scribe for Accounting Software:

It was Resolved: To purchase the Scribe Accounting system and monthly service charge.

91. Internal Auditors Report/External Audit Report/Budget-Three Year Plan: The Clerk suggested that as the Final External Audit report had not been received and that the Three-Year Plan was being completed that these three items were interlinked and be deferred until after the meeting of the Finance Group and added to the November Agenda.

It Was Resolved: To defer these three items to the November Agenda.

92. Remembrance Sunday: The Clerk reported

- The service will be held at 12.00noon on Sunday 9th of November
- Invite Letters have been sent out.
- Some members of Barnoldswick Brass Band will be attending.
- The MP has indicated that he will be attending.
- The Clerk and Cllr. Ashworth had written a booklet for the 80th anniversary of the End of WW2 around 200 will be printed for distribution on the day.
- The Council has purchased a new amplifier for the PA system

93. New Council Website: No update given.

94. Report of the Clerk:

- 1) Roof at Holmefield House:** After discussions with both Chairs and the Vice Chair the Clerk has ordered repairs to the roof. The two recent weather events saw water ingress in the building and a small section of the kitchen ceiling fell down. After having the roof inspected it was decided and the condition of the existing slates to the valley it was decided to replace the roof to the front valley. The work is expected to be started in the next few days as delays could have resulted in further damage to the kitchen ceiling.
- 2) Winter Planting:** The summer planting has been brought in and the winter planting with bulbs similar to last year has started the Newbridge end of the village has been completed with the work hopefully completed next week.
- 3) Christmas Decorations:** 55 trees have been ordered and eight sets of new lights the trees are scheduled for collection the week after Remembrance Sunday. Lite will be installing the column sets in the next few weeks.
- 4) Benches:** Barrowford Parish Council has approximately 15 old Barrowford Benches which are 20 years old. The cost of replacing these benches with new is prohibitive so the Clerk had one that had been previously removed bead blasted, repaired and powder coated in British Racing Green. The cost was around £300 a fraction of the cost of a new bench. If the Council is happy with the results the Clerk will initiate a programme of repair and refurbishment.

Agenda Item 3

5) Barrowford Memorial Park:

- Work started last week on the new path and removal of the raised walkway to the rear of the lake. The work if not already completed should be finished in the next few days.
- The Clerk in consultation with the Greenspaces Officer at Pendle will be looking at other works needed and obtaining costings to allow some of the projects to be started before the end of the financial year.
- River Wall the Chair of the BWPAC has said that he will add this as an agenda item to the next meeting.

6) Dicky Nook Bench: The Clerk will speak to Hugh Simpson in regards of the licence needed from LCC to install the bench.

95. Report on the Barrowford and Western Parishes Area Committee Meeting: Cllr. Oliver gave a brief update.

96. To receive reports (if any) from County & Borough Councillors and members appointed to other bodies. Cllr. Nadeem reported that Pendle Borough Council had submitted their preferred option for the proposed creation of Unitary Authorities across Lancashire.

97. Date, time & place of next meeting: *Annual Meeting with the Electorate immediately followed by the Annual Council Meeting Starting at 7pm 19th November 2025 at Holmefield House Gisburn Road Barrowford.*