

Agenda Item 7

Asset Transfers:

The Clerk met Mr. P Mousdale at No 1 Market Street to discuss possible asset transfers. The list of assets under consideration are in table below

	Site & Location	Current Use
1	NEW PAVILION, BULLHOLME, WILTON STREET, B/ford	PAVILIONS
2	LEE STREET, MAY STREET GARAGE SITE, B/ford	GARAGE SITES
3	MOUNT STREET GARAGE SITE, OFF NORA STREET, B/ford	GARAGE SITES
4	OPEN AREA, EAST OF M65 ADJ RIVER, WILTON STREET, B/ford	OPEN SPACE & LANDSCAPED AREAS
5	GARAGE SITE (REAR NOS 1 - 35) RUSHTON STREET, B/ford	GARAGE SITES
6	MUGA, BULL HOLME, WILTON STREET, B/ford	CHILDREN'S PLAY AREAS & MUGAS
7	SITE FORMER PREMISES ALBERT MILLS, PASTURE LANE, B/ford	OPEN SPACE & LANDSCAPED AREAS
8	WHEATLEY SPRINGS, RIDGEWAY, B/ford	OPEN SPACE & LANDSCAPED AREAS
9	AMENITY AREA, ADJ NORTH PARK AVENUE, B/ford	OPEN SPACE & LANDSCAPED AREAS
10	LAND ADJ CARR HALL ROAD, PARK AVENUE, B/ford	LEASED LAND
11	AMENITY AREA ADJ NO 15 SHAP CLOSE, B/ford	OPEN SPACE & LANDSCAPED AREAS
12	LAND AT GRANGE AVENUE, B/ford	OPEN SPACE & LANDSCAPED AREAS
13	SITE OF NO. 3 CHURCH STREET, B/ford	LEASED LAND
14	PENDLE STREET, ADJ. NO 23, B/ford	OPEN SPACE & LANDSCAPED AREAS
15	LAND ADJ NO. 31 & SITES OF NOS. 29-33 WHEATLEY LANE ROAD, B/ford	LEASED LAND
16	BARROWFORD CRICKET GROUND, WILTON STREET, B/ford	LEASED LAND
17	BARROWFORD CEMETERY, OFF COLNE ROAD, B/ford	CEMETERIES, LODGES & CHAPELS
18	LAND ADJ ALLOTMENTS, PASTURE LANE, B/ford	GRAZING LICENCES
19	LAND SOUTH OF ALBERT MILLS, B/ford	GRAZING LICENCES
20	LAND AT CROFT AND RYBANK, OFF COLNE ROAD, B/ford	GRAZING LICENCES
21	LAND OFF PARK AVENUE, ADJ. LOMESHAYE IND. ESTATE, B/ford	OPEN SPACE & LANDSCAPED AREAS

At the meeting all the above sites were discussed with the Clerk indicating which the Parish Council may have an interest and which it probably would not want.

1. The Clerk said that as the playing fields were not on the list then the Pavillion including changing facilities would be best kept with the playing fields.
2. The Parish would probably be interest in this but asked why the allotment gardens to the rear of Nora Street were not included? This would generate a level of income which would allow maintenance to be carried out that is currently not being done.
3. The Parish would probably be interest in. This would generate a level of income which would allow maintenance to be carried out that is currently not being done.
4. Asked for clarification as to the exact location and if as suspected is the strip running up to the M65 adjacent to the BMX track.
5. The Parish would be interested in this which would generate a level of income which would allow maintenance to be carried out that is currently not being done.
6. This again as a sports facility standing within the playing fields should possibly be retained with the Pavillion and Playing Fields.

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7. Unsure location of this site as Pendle owns some land on Mill Street. Pendle Mr. Mousdale will get a map for clarification.
8. Not interested: This is the land adjacent to the beck that runs through the site the land has no material value and would need maintenance as it has been used as a tip for garden waste in the past. Monitoring of the stream for potential blockage or materials that could block the litter screen on Wilkinson Street/Dixon Street protecting the culvert under Lowerclough Mill would need to be carried out regularly. This would be cost prohibitive to the Parish in the long term.
9. The Clerk has asked for a map to identify this site before committing to transfer.
10. This land is presumably the buffer strip between Carr Hall Road and the Lomeshaye Industrial Estate. The Clerk has asked for a map to gauge the extent of the land, but this should be considered to protect the long-term open amenity of this site.
11. This is the area of land at the end of Shap Close abutting Pasture Lane although over a meter higher held by a retaining wall. This land has no material value to the Parish and would need regular mowing.
12. The Clerk has asked for a map to identify this site before committing to transfer.
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14. This is a landscaped area on Pendle Street that is currently a lawned area with several specimen trees. There would be cost implications but these could be offset to garage rents within Newbridge.
15. The Clerk has asked for a map to identify this site before committing to transfer.
16. The Cricket Ground is currently on a long lease to Barrowford Cricket Club at a peppercorn rent. The Cricket Club has struggled for several years and the Parish Council helped address some of the infrastructure problems several years ago. The Parish Council should consider taking on ownership of the land which would allow more interaction with Barrowford Cricket Club to perhaps preserve the continued use.
17. The Clerk informed Mr. Mousdale that Barrowford Parish Council does not have the expertise or resources to employ somebody to oversee and manage a Cemetery.
18. This land lies above the Pasture Lane Allotments and was once a full Grazing Licence in recent years approximately a third abutting Robinsons Lane was planted with trees, which in the long term should help dry the land and provide whilst providing a potential wildlife habitat. The recent permission for 4 dwellings outside the Settlement Boundary on Robinson Lane and in future years could be under pressure for further development. This could be prevented by ownership of the land.
19. This is the piece of land from the rear of Albert Mill to the rear of the Lamb Club currently on a Grazing Licence this again would be better protected by Parish Council ownership.
20. The Clerk has asked for a map to identify this site before committing to transfer.
21. The Clerk has asked for a map to identify this site before committing to transfer.

This is a fairly comprehensive list but the Clerk has made enquiries regarding a garage site at the end of Walton Street accessed from Bankhouse Street, as this may be of interest. Mr. Mousdale will supply the requested maps and where possible a cost/income for all the sites the Parish Council shows an interest in. The Clerk will inform the Council when he receives any additional information.