

## Agenda Item 10

### Minutes of the Meeting of Barrowford Parish Council Held at Holmefield House Gisburn Road Barrowford On Wednesday 15<sup>th</sup> April 2026

#### Present

Cllr. A. Stringer – Chairman in the Chair

#### Parish Councillors

S. Nike

J. Gibson,

R. Oliver

T. Titchiner,

A. Vickerman

P. Thompson

Cllr. D. Gallea

Cllr. Martyn Stone

- 1. Declaration of Interest:** Cllr. P. Thompson declared a non-pecuniary interest in Planning Application 26/0086/HHO. And observed only.
- 2. Apologies:** Cllrs. M. Iqbal, M. Waddington, C. Ashton, L. Ashworth County Cllr. H. Hartley
- 3. Minutes of Meeting of the Council Meeting Held on the 18<sup>th</sup> March 2026:** 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 26/0186/HHO | PROPOSAL: Full: Erection of 2 no. single storey rear extensions, part two storey rear extension, raising of roof and eaves height, two storey front porch extension, 2 no. windows to rear roof slopes and repositioning of existing retaining structure to form patio.4 Linden Close Barrowford Lancashire | <b>No Objection Subject to adequate SUDS provision:</b><br>This is a large extension with additions to the two existing floors and the creation of a large habitable space for two bedrooms and a games room in the roof space. The house would increase from 4 to 7 bedrooms with the potential of an 8 <sup>th</sup> if the proposed games room was changed to an additional bedroom. The current layout has 2 off-road parking spaces but the plans show that this will be increased to 4. The large extension to the ground floor rear with large patio area beyond give concerns regarding potential surface water runoff in close proximity to the Padiham Bypass and this should be addressed by condition as very little of the original garden will be left to both rear and front. No 3 Linden Close looks to have been extended considerably in the past and the proposed size increase would probably not be out of place. The proposed front and rear elevations would add to the visual amenity of the building but this could be improved if the two proposed flat roof dormers were replaced with double |

## Agenda Item 10

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | pitched roof. <i>The only objection is the lack of suds provision to ensure safe drainage for the additional water runoff from the increased roof area, the large patio and increased parking area to the front.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 26/0086/HHO | Formation of first-floor balcony to front elevation with glass balustrade. 5 Moorland Close Barrowford Lancashire                                                                                                                                                                                                                                                                                                                                                      | <b>No Objection if neighbours' concerns are addressed:</b> Although this is a small balcony at first floor level to the front of the property. There have been several responses mainly regarding the fact that several of the properties in Moorland Close were not sent notification letters although their properties may be impacted. The only concern the Council has is a privacy issue to other houses within Moorland Close and would like to see their concerns addressed prior to approval of this application.                                                                                                                                                                        |
| 26/0196/HHO | Full: Demolition of front garden wall. 38 Carr Hall Road Barrowford Lancashire                                                                                                                                                                                                                                                                                                                                                                                         | <b>Objection:</b> 38 Carr Hall is situated in a prominent position within the Carr Hall Conservation Area. The current terrace of larger terrace houses still retain their original gate posts and stone garden walls. The proposed removal of the front garden wall and one gate post will have a detrimental effect on the character and appearance of the whole terrace and detract from the current visual amenity and setting of the Conservation Area. The purpose for removing the current original wall with possibly the creation of off-road parking will far outweigh the damage to the appearance of the Carr Hall Conservation Area and should be refused on those grounds.         |
| 26/0181/HHO | Erection of a single storey rear extension. Tudor House 4 Forest Lane Barrowford                                                                                                                                                                                                                                                                                                                                                                                       | <b>No Objection Subject to adequate SUDS provision:</b> This is a sizable extension at just over 12m by 4.5m with a roof area of around 55m <sup>2</sup> and the only concern is how the additional rain water collected on the roof will be dealt with adequately so as not to increase surface water runoff rates.                                                                                                                                                                                                                                                                                                                                                                             |
| 26/0166/FUL | Full: Change of use from a joiner workshop (Use Class B2) to 1 no. dwelling (Use Class C3) with associated parking. Joiners Shop To The South West Of 1 To 3 Mill Street Barrowford.                                                                                                                                                                                                                                                                                   | <b>No Objection:</b> This property falls outside the Barrowford Conservation Area but is part of the remains of Albert Mill complex. The current use gives rise to little traffic onto Pasture Lane and the proposed change to dwelling is unlikely to increase the traffic. The retention of most of the outside features will ensure that the setting and amenity of the streetscape are undiminished. The design is an imaginative reuse of a commercial premises which will presumably retain the original barrelled ceiling to the ground floor, providing some fire safety for the proposed garage/home workshop. The Council supports small well-designed conversions in the right place. |
| 26/0096/TCA | T1 Is a dead Thuja, we intend to fell. T2 is a badly leaning Willow, we intend to fell. T3 is a large Yew growing between the road and the house we intend to reduce the height of this tree and reduce back from the house, creating 1.5M gap, removing no more 25% of the foliage. T4 is a small virtually dead Pine, we wish to fell. T5 is a tall declining Pine, we wish to fell. T6 is an ornamental Conifer, we intend to fell. T7 is a small Alder, we wish to |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

## Agenda Item 10

|  |                                                                                                                                                                                   |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | fell. G1 is a group of 5 large Yew trees, we wish to crown lift these to not more than 4.5M to clear the drive and improve shape. 1 Barleydale Road Barrowford Lancashire BB9 6AD |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### **5. Financial Matters:** Documents having been previously circulated.

#### **It was Resolved:**

- a. To approve Virements for March 2026
- b. To Note the Outturn to the 31<sup>st</sup> March 2026 (to note)
- c. To Note Reconciled Outturn to the 31<sup>st</sup> March 2026
- d. To Approve the Yr. End Bank Adjustments
- e. To Approve payments of £15,278.03 for April 2025
- f. To note the Allotment collection report to the 15<sup>th</sup> April 2026.

### **6. Pride in Place Fund:** Approval has been given to three projects under the first tranche of funding which include the Renovation of Coronation Walk, Children's Play Area improvements and the New Kitchen at Holmefield House. The first two are being overseen by P. Riley at Pendle whilst the kitchen will be overseen by the Parish Council.

### **7. 117 Gisburn Road:** The Clerk raised the status of the submission of a planning application at the BWPAC Committee and is waiting for a response.

### **8. Report of the Clerk:**

- 1) **Barrowford Library:** The Library is now closed and today was the first use of Holmefield House.
- 2) **Refurbished Benches:** Two benches have been sent for refurbishment; four Chairman Plaques have been ordered.
- 3) **Boundary Signs:** One of the signs has been sent for powder coating with the detail having to be hand painted the Clerk will report back when the work has been done.
- 4) **New Polytunnel at Pasture Lane No. 2:** A letter is being drafted and will be sent out to the tenant in the next few days.
- 5) **Gate at Pasture Lane No.2:** The Gate will be ordered in the next few days and installed when delivered.
- 6) **Pasture Lane Allotments:** The Clerk will arrange for two skips' during the next few weeks.
- 7) **Bench at Dicky Nook:** The Clerk has sent off a copy of the Public Liability and the Resolution passed at the last meeting and is waiting for a response.
- 8) **Bollards at Ridgeway:** No update to report
- 9) **Silver Birch to Rear Holmefield House:** The Clerk has ordered the work to be carried out at an appropriate time.
- 10) **Shrubs at Hilltop:** At the request of Cllr. Nike the Clerk will get an estimate for the pruning of the shrubs to the rear of the Rose Garden at Hilltop.
- 11) **Heritage Centre:** Rhona Brett furnished further details regarding the proposed electric charge points which will be located away from the disabled parking and will not be the large conventional recharging stations but the smaller ones to charge mainly Heritage Centre vehicles. The spaces will continue to be multi use and after

## **Agenda Item 10**

discussions with the Chair, Vice Chair and the Chair of GP gave permission for the proposed use.

**12) Calderdale Energy Park Consultation:** Copy of the email was circulated for Councillors information.

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

**10. To receive reports (if any) from County & Borough Councillors and members appointed to other bodies.** Cllr. Stone gave a brief update

**11. Date, time & place of next Council Annual Meeting: *20<sup>th</sup> May 2026 Starting at 7pm at Holmefield House Gisburn Road Barrowford***