

**Barrowford Parish Council**  
**Minutes of a meeting of the General Purposes Committee held at the Council Offices, 55**  
**Gisburn Road Barrowford**  
**On Wednesday, the 2<sup>nd</sup> September 2009**

**Present**

Cllr. S. Nike – Chairman in the Chair

Councillors

T. Titchiner	A. Holgate	J. Gibson	A. Vickerman	T. Hargreaves
B. Clarke	J. Pope			

**42. Declarations of Interest:** None

**43. Apologies for absence:** J. Begley, T. Titchiner, J. Pope would arrive late.

**44. Minutes of the meeting held on the 1<sup>st</sup> July 2009:**

**It was Resolved:** That the minutes of the last meeting held on the 1<sup>st</sup> July 2009, minutes having been circulated to be approved as a correct record.

**45. Planning Applications:**

13/09/0351P Change of use of land from agricultural to domestic and erection of detached garage. Higher Parrock Cottage Parrock Road Barrowford BB9 6QF.

**Objection:** This land is currently designated as a Protected Area; **3A.1** which states that areas shown in the local plan with this designation that no development will be permitted which would prejudice the open character of the area or its potential for long term development, during the plan period up to 2016.

The site also falls within the Carr Hall Conservation Area and is covered by section 10.1 in the Local Plan: Seek to ensure a particularly high design standard that preserves or enhances the character and appearance of the area and its setting. In addition to general design criteria, any development proposals must have regard to the following matters: and in this case the impact on open spaces and trees;

13/09/0360P Removal of condition 5 of planning application 13/04/0539P to implement and make available for

**Objection:** This condition was included for the instatement of the footway around the corner of the building and as this is an extremely hazardous corner for pedestrians some form of footway should

**Approved as a Correct Record.....Chairman.**

	use by the public a footway. Barrowford Joinery Mill Street Barrowford BB9 6EU.	be provided.
13/09/0364P	Erection of first floor domestic side extension over existing ground floor including three first floor windows to gable. 7 Middleton Drive Barrowford Nelson BB9 6BA	<b>Objection:</b> The Council has no objection to the erection of a first floor extension in principle but would like to see the plans amended to ensure that the oversize first floor window opening is replaced with one that is more in sympathy with the rest of the buildings facia before offering no objection. The proposed window is out of character with the rest of the frontage leaving a lop sided appearance to this mature semi which does not accord with the ethos of good design alluded to in the Local Plan
13/09/0368P	Change of use from shop (A1) to Estate & Letting Agency (A2) on ground floor only. 75 Gisburn Road Barrowford BB9 6QE	<b>Objection:</b> The Parish Council has grave concerns over the preponderance of applications relating to change of use from retail to other uses that have been approved in recent years. This has seen the village acquire three estate agents, several health and beauty clinics, financial advice services and legal services. This drain of retail outlets in Barrowford is starting to affect the vitality and variety of the main shopping area and when coupled with an acute shortage of both public car parks and on street parking within the primary shopping area is reducing the viability of the retail premises. This is further compounded in this case by the fact that a previously larger specialist retail premises was recently granted permission to be split into three units (one with no on street parking adjoining the unit) using the parking that once served this one business. The recent removal of the car parking at Rushton Street has increased the problem and indirectly led to the decline of the previous business and the affect of additional parking required by the proposed use could undermine the viability of the other to units.
LCC Highways	Notice of Application to stop up section of the public highway at Halstead Lane Barrowford.	<b>No Objection</b>

Approved as a Correct Record.....Chairman.

- 46. Work Programme Summer/Autumn 2009:** A written report having previously circulated the Clerk reported that several projects were now either completed or nearing completion.  
**It was Resolved:** To note the report.
- 47. Allotments Matters:** A written report having previously circulated,  
**It was Resolved:** To note the report.
- 48. Tenancy Agreements:** The Working Group have not yet met and the item will be added to the October agenda.
- 49. Land Use Allocations Consultation Responses/Interim Housing Policy Statement**  
**Consultation:** (Carried forward from the Full Council Meeting Held 19<sup>th</sup> August 2009)  
**It was Resolved:**
1. That the Council submits 4 sites within Newbridge to the Land Use Allocation Consultation as potential sites for affordable housing schemes for future development.
  2. That the Council response to the Interim Housing Policy Statement: Is that it considers that although the recent slump in house building may if continuous and severe put the council behind the requirements of the Regional Spatial Strategy previous over construction has granted the borough a breathing space to assess the severity to this initial slump and that the measures highlighted are premature. The proposed two year increase in approved planning permissions and the revoking of the moratorium could be left until in abeyance for a further twelve months until a broader picture of the potential housing market recovery can be gauged.
- 50. Remembrance Sunday:** The Clerk Reported that Invitation letters would be sent out.
- 51. Report of the Clerk:** Nothing to report.
- 52. Provision of Gym Equipment at Bullholme:** The Clerk reported that a meeting with C. Patten would be arranged shortly.
- 53. Time and Place of Next Meeting: 7.00pm Wednesday 7<sup>th</sup> October 2009 at The Council Office 55 Gisburn Road.**

**Approved as a Correct Record.....Chairman.**