

Barrowford Parish Council
Minutes of a meeting of the General Purposes Committee held at the Council Offices, 55
Gisburn Road Barrowford
On Wednesday, the 3rd February 2010

Present

Cllr. J. Begley – Chairman in the Chair

Councillors

A. Holgate A. Vickerman T. Titchiner T. Watson J. Gibson
M. Simpson

98. Declarations of Interest: Alan Vickerman: Personal Interest in a item relating to Nora Street Allotments raised by Cllr. Vickerman under Allotment Matters.

99. Apologies for absence: R. Oliver, J. Pope, Cllr. A. Beckett

100. Minutes of the meeting held on the 6th January 2010:

It was Resolved: That the minutes of the last meeting held on the 6th January 2010, minutes having been circulated to with the above amendment be approved as a correct record.

101. Planning Matters:

Number	Description	Comments
13/10/0019P	Erect part two storey, part single storey extension to east facing elevation, glazed link extension to front; create new access point and road with extended parking area. 54 Carr Hall Road Carr Hall Barrowford. BB9 6PY	No Objection:
13/10/0021P	Erect three detached dwelling houses with garages plots 7, 9, 10, 317 Gisburn Road Barrowford.	Objection: This site was originally given outline permission on appeal for 8 dwellings and the parish council feels that the developer has stunted on the plot sizes to enable further development which is not in keeping with the existing streetscape of larger detached or semi-detached dwellings situated in substantial plots. The overall appearance to date is of imposing large detached properties constructed on

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		postage stamp size plots giving a feeling of over development of the site. Plot: 9 The driveway significantly cuts through the protected root area of one of the trees protected by TPO. Plot 10 The garage significantly cuts through the protected root area of one of the trees protected by TPO.
13/10/0023P	Erect single storey domestic conservatory to rear. 12a Park Avenue Barrowford BB9 6DG	No Objection:
13/10/0032P	Change of Use from Shop (A1) to estate agency (A2) 63a Gisburn Road Barrowford BB9 8ND.	No Objection:

102. Work Programme Autumn/Winter 2009: A written report having previously circulated.
It was Resolved: To note the report.

103. Allotments Matters: A written report having previously circulated, the Clerk reported that he had subsequently let one plot on Pasture Lane and suggested that a large plot at Pasture Lane No. 2 be split into two half plots. The Clerk reported that the fencing at Pasture Lane had been started but unfortunately no gates had come with the reclaimed fencing and that the Council may need to purchase replacements.

Cllr. Vickerman brought to the attention of the Council the assumed fact that a tenant at Nora Street had pruned some shrubbery and deposited the rubbish on the adjacent garage site.

Cllr. Watson agreed to pursue the matter and report the fly tipping to Pendle BC and lease with the Clerk.

It was Resolved:

- That the plot at Pasture Lane be split into two allotments.
- That new gates be installed if required.
- To note the report.

104. Co-option of a Parish Councillor: The Clerk tabled a report on how the last co-option interviews were held. The Clerk informed the Committee that 4 applications had been received.

It was Resolved:

- That the candidates would be interviewed on Wednesday 10th February 2010 with the first interview set for 7.15pm.
- That the Candidates are asked the same 5 questions and that the Chairman would ask all questions.

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

105. Proposed Higham Wind Turbine Project: The Parish Council has been consulted on the Scoping Report prepared for this proposed site. The scoping report highlights all the relevant surveys and reports that will need to be carried out prior to submitting the plans for planning permission.

It was Resolved: That Barrowford Parish Council is satisfied that most major considerations regarding the construction and use of a wind turbine site are covered by the proposed range of surveys and consultations highlighted within the Scoping Report.

106. Land Availability Study Consultation Stage 2: The Committee considered a report by the Clerk highlighting further submissions of land which could potentially affect Barrowford.

It was Resolved:

- **S178: Land off Barrowford Road/Heirs House Lane Colne 67.597ha.** Site of Local Importance/Biological Heritage Site. Barrowford Parish Council supports this submitted use and the benefits that the long term protection this designation could provide for this larger area of natural beauty as both a tourism and leisure asset and a protected area for local flora and fauna. This suggested use would both enhance and improve the Canal Corridor and raise the value of the Barrowford Locks /Foulridge Tunnel section of the canal both on a tourism/leisure level whilst protecting this ecologically sensitive area in the long term.
- **S179: Land off Barrowford Road/Heirs House Lane Colne 4.641ha.** The Council opposes the suggested use due to the potential effect of increased traffic on the current already overloaded local road infrastructure. The Parish Council feels the need for more out of town development is not justified whilst brown site regeneration within the urban core is available. On this particular site the suggested development use should be weighed against the unspoilt nature of the immediate countryside adjacent to the Canal Corridor and its potential as a tourism/leisure asset if protected against future development.
- **S197: Higher Parrock Farm, Parrock Road Carr Hall 1.182ha.** Change from agricultural to residential. Barrowford Parish Council objects to this proposed use as the Council has already submitted this site as part of a submission for the land designation to be changed to Green Belt which will act as a buffer zone between the Barrowford Road Business Park and the Carr Hall Road Conservation Area. Protecting the Carr Hall Conservation Area from possible ribbon development and the subsequent merging of distinct former hamlets within Pendle into one large conurbation.
- **S199: Land to rear of St. Thomas's School Wheatly Lane Road Barrowford 6.556ha.** Change from agricultural to residential. Barrowford Parish Council opposes this proposed use on the grounds of inadequate traffic infrastructure within the immediate area to accommodate this size of the proposed development site. Access to the site is unsuitable with the only entrance in very close proximity to a school. The Barrowford Parish Plan highlights that agricultural land to the top side of Wheatley Lane Road should be retained as an open space and outside the settlement boundary to prevent ribbon type development encroaching into open space and the merging of distinctive hamlets situated along Wheatley Lane Road and the subsequent loss of local identity.
- **S206: Land between 30 and 78 Barnoldswick Road (Ralph Laithe) Higherford 2.201ha.** Barrowford Parish Council opposes the suggested change from agricultural to residential as

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this site is currently identified in the local plan as Green Belt and situated adjacent Canal Corridor a valuable wildlife and tourism resource with the potential to enhance Pendle's long term economic future.

- **S209: Land off Carr Road Nelson 1.049 ha.** Change to educational use. Barrowford Parish Council opposes the suggested education use as the construction of a school at this location would adversely impact on a busy arterial road into Nelson with potential traffic flow disruption in peak times as is currently seen at other educational sites. This could lead to a reduction in traffic use by traffic by-passing Scotland Road as the main access into Nelson particularly from the future employees of the partially constructed Barrowford Road Business Park and could lead to further congestion at the already grid locked roundabouts located at Junction 13 of the M65.

107. Gym Equipment at Bullholme: The Clerk gave a verbal update.

108. Report of the Clerk: Nothing to Report

109. Time and Place of Next Meeting: *7.00pm Wednesday 3rd March 2010 at the Council Office 55 Gisburn Road.*

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