

Agenda Item 3

**Minutes of the Meeting of Barrowford Parish Council
Held at Holmefield House Gisburn Road Barrowford
On Wednesday, 15th January 2020**

Present

Cllr. A. Stringer – Chairman in the Chair

Parish Councillors

T. Titchiner	R. Oliver	M. Waddington	K. Turner	J. Gibson
L. Ashworth	S. Nike	A. Vickerman	P Thompson	Manzar Iqbal
Cllr. L. Crossley	Mr. D. Newlove			

140. Declaration of Interest: None

141. Apologies: L. Peake

142. Minutes of the Meeting of the Council Held on the 18th December 2019:

Copies having been previously circulated.

It was resolved: That the minutes of the Meeting held 18th December 2019 be approved as a correct record.

143. Planning & Highway Matters:

Number	Comments	
19/0852/FUL	Full: Installation of security shutters to front and air conditioning units to rear (Part Retrospective). Unit 1A The Fountains Gisburn Road	Objection: On the following grounds: Shutters: The installation of shutters without the required permission prevents planning officers from interpreting the guidance and requirements contained in Design Principles SPD 11.19 to 11.24. This retrospective application circumvents the guidance and presents to the Planning Committee with a fate-du-complet. The officer's report should take into account the necessity for and type of shutter that would have been acceptable if the full planning process had been followed. Air Conditioning Units: The doubling of these units in close proximity to the windows of the upstairs flats with the associated running noise is not only of bad design but will lead to loss of residential amenity and enjoyment to the residents of the flats above. It would be more acceptable to re-site the air conditioning units as far from the above residences as is practicable.

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19/0952/REM	Reserved Matters: Major: Erection of 243 dwelling houses (Use Class C3) (Appearance, Landscaping, Layout and Scale) with associated open space and infrastructure. Land At Trough Laithe Barrowford Road Barrowford	See Appendix 1
19/0945/FUL	Full: Subdivision of dwelling house into two dwellings and erection of two-storey extension to sides and rear with roof alterations. 26 Stone Edge Road Barrowford Nelson	No Objection: As long as the second dwelling is taken as new dwelling and counted in the total for Barrowford.
19/0865/FUL	Full: Conversion of two flats into two dwelling houses with alterations to openings. 219 - 221 Gisburn Road Barrowford Lancashire	The Council has no objection to the principle of converting these two flats back to two houses with the insertion of a second back door. But the Council would not support the use of UPVC to the front elevation due to the visual impact on the setting and amenity of the Higherford Conservation area this property being part of a cluster of key prominent buildings including the Listed Toll House and The George and Dragon.
19/0958/HHO	Full: Erection of stone pillars (900mm high) and composite fencing panels (2.12m high) around the southern boundary. 7 Applegarth Barrowford Nelson.	Objection: The Council feels that the permitted 1.82 m fence height permitted to the side and rear of properties is adequate for this location and that to exceed this will have an adverse and overbearing effect on the setting and amenity of both the immediate street scene and the Carr Road & Wheatley Lane Conservation Area.

144. Financial Matters: The relevant paperwork having been previously circulated.

It was Resolved:

- a. Approve Virements for December 2019
- b. To note the Outturn for December 2019
- c. To approve payments of £9409.30 for January 2020
- d. Open an account at the Pennine Community Credit Union with a £25,000 deposit.

Restricted to transfers to the Councils main bank account only.

Payments January 2020

Choyce Contractors Ltd	660.00
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Mr. B. Lord	240.00
Mrs. J. Taylor	350.00
Citrus Office Solutions	117.43
LED Electrical Supplies	161.67
Wages & Salaries	5290.27
D. Lewin	55.55
I. Lord	64.29
HM Revenue & Customs	1150.11
Nest	273.25
Peninsula	107.64
Petty Cash	86.65
Luncheon Club Petty Cash	67.50
Sharp Business Systems	19.98
J B Barnes Ltd	35.92
Zen	1.79
Zen	23.50
Waterplus	421.67
Waterplus	107.75
Luncheon Club	174.33
Total	9409.30

145. Budget 2020-21: A copy of the proposed budget and Finance Working Group Report having previously been circulated.

It was Resolved: To approve the draft budget and set a precept of £171,100.00 for the year 2020-21.

146. Transfer of Barrowford Memorial Park: The Clerk circulated a report at the meeting highlighting:

- 1) The Park Transfer Documents were signed by the Chair and Vice Chairman at the Budget meeting 7th January 2020 and returned to the Council's solicitor the following morning.
- 2) The Clerk has spoken to Zurich Municipal the Council's insurers about insurance cover and was informed that:
 - The council's current public liability cover will cover the park.
 - That to cover the bowling pavilion for £100,000 and the play equipment for £75,000 would cost £163.00 for the rest of the insurance year to June.
 - A survey of what needs covering under the insurance will need looking at and any additional cover will need to be added.
- 3) The Clerk has spoken to Mr Roberts at Pendle and the tree works highlighted in the Arboricultural Report have been ordered.
- 4) The clerk has spoken to Mr. Mousdale and he will contact the Borough Solicitor as to when the transfer is complete and the insurance needs implementing.

147. Finger Post Renovation Scheme: Documents having previously been circulated. The Clerk reported that there would be a surplus of around £700 on the Church Street

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Fingerpost renovation which could be used as matched funding for the Parish Councils contribution.

It was Resolved: That the Clerk looks at the scheme and its costs and reports back to a future meeting.

148. Roundabout at the Junction of Gisburn Road & Halstead Lane: Cllr.

Ashworth raised residents' concerns regarding highway safety at this roundabout due to inadequate signage and road markings.

It was Resolved: That the Clerk writes to the Highway Authority highlighting these concerns.

149. Request for Transfer of Land at Dickie Nook: The Clerk reported that the transfer was on the Pendle Borough Councils Policy & Resources Committee meeting with recommendation's to approve the transfer.

150. Reports from Working Groups: None

151. Report of the Clerk:

1) **Bus Shelter Windows:** Two windows have been broken in the shelter outside Little Blossoms the Clerk has ordered their replacement the cost will be around £195.00 + vat.

2) **Phone Box Dickie Nook:** The Clerk has received the transfer documents yesterday. The Chairman will need to sign the transfer document.

3) **Office Computer:** The Clerk has ordered a new updated computer after seeking advice from Cllr Stringer on the spec needed. The Computer should be ready within the next few days.

4) **Friends of Barrowford Memorial Park:** There will be a meeting of the Friends Group on Monday 3rd February at 7pm in the Council Chamber at Holmefield House the meetings are open to anyone who is interested in conserving the park.

5) **Nelson Brass Band:** The Clerk has been informed that Nelson Brass Band has disbanded through lack of members. The Council will need to seek alternative arrangements for Remembrance Sunday.

6) **ASDA Colne:** The Clerk has been informed that the Luncheon Club has been awarded a cash prize as well as regular help with basic essentials for the Luncheon Club.

7) **Barrowford Community Choir:** Requesting any worthwhile projects that the Choir can support during 2020.

It was Resolved: That the Clerk contacts the Choir to discuss the matter.

152. Report on the Barrowford and Western Parishes Area Committee Meeting:

None

153. To receive reports (if any) from County & Borough Councillors and members appointed to other bodies: None

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154. Date, time & place of the next meeting: *The next meeting of the Council will be held on Wednesday the 19th February 2020 starting at 7pm and held at Holmefield House Gisburn Road Barrowford.*

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Appendix 1:

Pendle Borough Council

Planning & Building Control

Town Hall Market St

Nelson

BB9 7LG

25th January 2020

For the attention of: The Planning Department.

Barrowford Parish Council wishes to make the following comments to the planning application 19/0952/REM: Reserved Matters: Major: Erection of 243 dwelling houses (Use Class C3) (Appearance, Landscaping, Layout and Scale) with associated open space and infrastructure. Land at Trough Laithe Barrowford Road Barrowford.

The developer held a consultation meeting with Borough & Parish Councillors at Holmefield House on Thursday 21st November 2019. The Parish Council had previously forwarded its thoughts on mitigation of impact as a result of the loss of this large greenfield site and on how to reduce the development's impact on the road infrastructure through improved non-vehicular access to local services and amenities. (The letter sent to Northstone is attached as appendix 1.)

These thoughts were expanded at that meeting concentrating on:

1. Improving non-vehicular access into Barrowford and the wider surrounding area using the existing network of public rights of way (PROW).
1. Green wildlife corridors through the site linking the river to the land above Wheatley Lane Road utilising both existing PROW's and the line of electricity pylons and their requisite easement corridor.
2. The provision of energy efficient and well insulated housing with the provision of vehicle charging points.
3. A 20% element of affordable housing.
4. Surface Water run-off and attenuation schemes.
5. Local infrastructure problems including highways and services.

Lexington Communications responded to the Parish Council's submission to the consultation held in November 2019 (appendix 2). The response covered all the points raised and explained which points Northstone could materially incorporate within their development and which they could not.

The Parish Council would like to make the following comments regarding this application:

1. The proposed new pedestrian routes shown in the plan provided by Northstone (appendix 3) would greatly improve connectivity throughout the site and into the surrounding footpath network, but these need to be hard surfaced and preferably wide enough to accommodate both cyclists and the disabled. The use of a hard surface is essential for these paths to be seen as all year-round non-vehicular connections into the wider area and not just for summer use.

Barrowford Parish Council would like to see that all walkways meet the standard for disabled access as a condition on this application.

2. The proposal to mitigate the impact on the ecology of the site by planting new boundary hedgerows and the creation of new habitats within the green corridors and unmanaged areas

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of the site is welcomed. The writing of a Biodiversity Management Plan for the site is essential as a reference to work to be carried out to improve the biodiversity of the site. The proposed planting scheme with its blocks of different colour and the use of predominantly ornamental species is at odds with the need for this large development to blend into the natural landscape of this sloped site, which is seen from large parts of Nelson.

The Parish Council considers that the proposed Biodiversity Management Plan should be considered as a material document to the planning application and, after approval, adhered to; that the planting scheme should be reconsidered in both concept and species choice, including more of the scarce indigenous species in order to create a more natural local landscape by blending height and colour, producing a natural carpet which changes through the seasons across the whole site, enhancing the setting of the site whilst preserving both the visual amenity of the listed Laund Cottages and the nearby Carr Hall and Wheatley Lane Road Conservation Area and preserving the setting of the Green Belt above the Strategic Housing Site.

3. The measures outlined in the response to the consultation regarding carbon impact of construction and energy efficiency measures including exceeding Building Regulations for energy efficiency standards, the use of large window openings to south facing aspects with smaller openings to north facing aspects, the incorporation of smart meters and the reuse of heat from shower water will all help but should be quantified to allow comparison.

The use of solar panels is being 'explored' and the use of ground source heat pumps is being considered by the developers. ***But as a large number of houses on new developments are sold off plan the Parish Council believes these green technologies should be offered as an option, as installation at the construction stage is more cost effective than retro fitting.***

The Parish Council considers the provision of infrastructure for car charging points during the construction phase as essential future proofing and should be installed to all properties including the 20% affordable. Although this may not meet what LCC would like, it is a useful compromise until all cars are fitted with a standardised charging system.

4. ***The Parish Council is happy that 20% affordable housing has been included in the proposed development, but this needs to be guaranteed and not removed by a future variation of granted permission or removal of condition application at a post approval stage.***

If a subsequent application to remove the affordable housing element is considered at a later stage a substantial sum should be sought vigorously for the provision of affordable/social housing elsewhere within Barrowford.

5. Surface Water run-off and water attenuation schemes: A comprehensive water run-off and attenuation scheme was submitted with the scheme report going into great detail. But the Parish Council does not have the technical qualifications to assess this scheme expertly. The Council supports the use of large diameter under road pipes as holding tanks linked through SWALES to each set of tanks as a means of reducing the rate of surface water discharge into the river; this method of maintaining current run-off flow into the river would appear adequate for this section of the development in isolation.

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The Parish Council asks that the Planning Officer gauge the suitability of this scheme and its water flow figures in the context of being linked to additional surface water run-off and water attenuation measures needed for the second phase of the development to the Wheatley Lane Road end of the site. Consideration should also be given to how the proposed scheme would discharge across the land contained in the approved Business Park and then into the river.

6. Local infrastructure problems including highways and services: Although all major infrastructure concerns should have been dealt with at the Outline Planning Stage, this does not mean that minor improvements and tweaks cannot be requested at the Reserved Matters Stage.

The Parish Council raised concerns in its response to the Northstone Consultation, and considers an undertaking to improve non-vehicular access to the wider area will help reduce short car journeys to local services. The Parish Council asked if the developer had considered a small convenience store/newsagent to service the 500 houses when the site is finally finished, which again would reduce the need for car journeys for everyday essentials and thus reduce vehicle movements on the A6068 villages by-pass and the roundabout at Junction 13.

The original increases in peak time traffic envisaged by this development should now be considered in conjunction with the proposed Lomeshaye Industrial Estate expansion which will also be accessed off the A6068 by-pass, close to the access to this site.

The flexibility of thought shown by Northstone and their apparent willingness to positively address some of the Parish Council's concerns is to be welcomed.

Yours Sincerely



Iain Lord

Clerk to Barrowford Parish Council