

Barley with Wheatley Booth Parish Council (BPC)

Minutes of the Extra-Ordinary Meeting of the Council held on the 27 September 2018 at the Village Hall

Present: Cllr. D. Heap (Chairman) Cllr. D. Oldham Cllr J Connor
 Cllr F Wilkinson Cllr I Milne

In Attendance: V. Thorp (Clerk), C. Heap (RFO)

Public: Mr & Mrs A Herron, Mr & Mrs C Turner, Mr & Mrs D Lowcock (developers),
 Mr A Morgan (architect)

1.	<p>Apologies for Absence: Cllr. D. Goodger. The Clerk advised that Cllr Goodger had declared an interest in the application and had, therefore, stated that he would not attend the meeting</p>
2.	<p>Councillors Declaration of Interest: None</p>
3.	<p>Planning Applications (PA): 18/0598/REM Reserved Matters: Erection of 5 detached dwelling houses (Appearance, Landscaping, Layout and Scale) of Planning Permission 13/15/0290P and formation of access road (Re-Submission). Barley House Farm, Barley Lane Barley BB12 9LB.</p> <p>The Chair gave a brief history of the application:</p> <ul style="list-style-type: none"> • The PC had submitted a letter of objection regarding the dwellings' design • The application was refused by B&WP • BPC subsequently met with the developer and the architect to discuss the PC's concerns <p>The Chair summarised the developer's response to BPC's concerns:</p> <ul style="list-style-type: none"> • Drawing Details - now show more detail in relation to materials to be used, • Stonework – There was a discussion on stonework and BPC were given assurances that construction would be of high quality random natural stonework. Various photographs were looked at and the recent Fence development was agreed to be of a high standard. A sample panel would be provided by the developer. • Plot 1 – Property redesigned to have similarities to Barley House Farm in terms of shape and appearance. <ul style="list-style-type: none"> ○ Garage now a separate building and not integral to property structure ○ Porch replaced canopy at front entrance ○ Mullion windows introduced plus arched window on side elevation ○ Conservatory now has only one wall glazed, the other two are now stonework • Roofs – all roofs now detailed as natural stone slate (blue slate detail Plot 2 changed). • Conservatory Walls – Plot 1 conservatory now has two stonework walls and one glass wall rather than all walls being glass. Plot 2 conservatory remains all glass and the suggested 1m stonework dado by BPC has not been adopted. • Conservatory Roofs – confirmed as being natural stone slate.

- **Garages confirmed as**
 - Constructed from natural random stonework
 - Roofs to be natural stone slate to match houses
 - Doors to be timber boarded.

- **Plot 4 Flat Roof Garage** – The flat roof grassed area above the garage to plot 4 will be finished level with the rear garden and patio area as depicted on the rear street scene to create an overall larger garden area as shown on the site layout plan. The area will have a protection fence.

- **Full height Glazing to Rear** – retained on plans for Plot 3-4-5 with **oak frame added**. Developer considers these are required to maximise light and that they will only be partially visible due to embankment at rear of properties so are not prominent.

- **Plot 3 integral garage** – no change as there is no other space available for a garage.

- **Aluminium Doors** – Developer states these are common, high standard and do not look like aluminium as they are coated. Sample can be made available for approval.

- **Other Comments**
 - Chimneys have been added to all properties improving the skyline.
 - Roof copings have been added on gable ends of all properties,
 - Windows are now mullion and a small number have been changed in shape (eg arched) to provide some individuality to a property,
 - Plots 2-5 now have some consistency in that they all have a “Traditional” style design reflecting the Pendle Inn – a Tudor shape is prominent.
 - The recommendation from DH to introduce natural stone garden walls to break up the open frontages (found on urban plots) has been adopted between plots 1-2 & 2-3.

The Chair then opened up the meeting for public comment and a number of concerns were raised:

- The use of oak frames in conjunction with the full height glazing on plots 3-5 is not in the village vernacular,
- The roof heights have been increased on Plot 3 (466mm), Plot 4 (412mm) and Plot 5 (391mm),
- The access road and retaining wall for river and the increased potential for flooding
- The length of time construction would take

The architect / developers addressed these concerns:

- The block work retaining wall will be replaced with stone
- The access road will be widened in response to the Highways Authority guidance,
- The risk of flooding will be lessened as hard standing will be replaced by gardens which will absorb much of the rainwater
- Development will take 18months to two years with favourable conditions. The Chair advised that PC would be representing residents throughout construction.

The Chair closed the public section of the meeting and Members discussed the development; no objections were made.

The Chair proposed that a request be made to PBC that the integral garage on plot 3 will not be allowed to set a precedent for any future development in the village; this was agreed. The Chair advised that the construction of a sample panel of stonework be requested prior to construction commencing.

Date of next the meeting:

10 October 2018