

January 2021

**Barley with Wheatley Booth Parish Council (BPC)**

**Minutes of the Extra-Ordinary Meeting of the Council held on  
Wednesday 20<sup>th</sup> January 2021 - Remotely Via Zoom Conference Call**

**Present:** Cllr. D. Heap (Chair)      Cllr. L Hunt      Cllr. R. Seymour  
Cllr. S. Umpleby      Cllr. R. Fowler      Cllr. D. Goldsbrough (Part)

**In Attendance:** C. Heap (Acting Clerk / RFO)      **Public:** C. Holden

1.	1	<b>Apologies:</b> Cllr. J. Connor <b>Absent:</b> Cllr. C. Lioni
		<b>Coronavirus Pandemic</b> <i>To reduce the spreading of the virus the government had introduced legislation and guidance which include social distancing and restriction on people meeting in groups. The Coronavirus Act 2020 has permitted Councils to conduct their business without holding a physical meeting. Consequently, the October 2020 BPC was again held remotely via Zoom conferencing allowing remote participation.</i>
2.		<b>Councillors Declaration of Interest:</b> Cllr Goldsbrough joined the meeting after Item 3.
3.		<b>Planning Application: 20/0809/FUL</b> <b>Proposal: Full: Erection of a first-floor rear extension and a two-storey rear extension, subdivision of the existing dwelling house.</b> <b>AT: 2 Pendle View Barley Lane Barley    FOR: Mrs Lorraine Goldsbrough</b>  The Parish Council <b>OBJECT</b> to this application on the following grounds:  <b>Design Issue: The rendered finish on the rear elevations.</b> The Council strongly supports PBC Policy ENV1 that requires a high standard of design that preserves or enhances the character and appearance of the area and it's setting. Whilst there is rendering on some properties in the village, the majority are of natural stone and this is the much-preferred standard in the village rather than a less attractive rendered finish. Whilst the applicant justifies the use of render on the basis that one other house on the row of six is rendered, we do not think this is a relevant reason.  The applicant also states that the rendering is at the rear of the property and out of sight; this is not the case. Planning permission has been granted to build 5No high quality homes on the grounds of Barley Farm, just across the river, which will overlook this development. Throughout the planning application process, it was stressed that these properties must blend in to the environment and so they are all of natural local stone and it would be appropriate for this development to be of the same standard.  Other issues the PC agreed to raise with the Borough Council to look at on our behalf: <ol style="list-style-type: none"><li>1. The proposal is undoubtedly a bulking up of this property. It is an extension on an extension which would dominate the side and rear elevations and the Council query if it is disproportionate to the original building, the plot and neighbouring properties.</li><li>2. It would appear that the width of the extension will have a detrimental impact on the roof of the extension on the neighbour property No. 3 from a draining rain water perspective,</li><li>3. The Planning Officer is requested to check on the amenity impact on No. 3,</li><li>4. The Planning Officer is requested to check on the amenity impact on the rear of houses on Becksides,</li><li>5. The dividing of the property will increase the demand on parking in the busy village centre.</li></ol>

*Dee Heap*

4.	<p><b>Car Park Management System</b></p> <p>The Council had not received a response to a number of queries raised with the preferred supplier regarding Terms &amp; Conditions (T &amp; C's) other than an apology for the delay.</p> <p>The Council agreed they could not progress any further with a contract until all queries relating to T &amp; C's had been satisfactorily resolved.</p> <p>The Clerk would circulate a list of queries to be addressed with the provider and requested Councillors add to this list if they have any queries. The Chairman reported that members could find issues raised by the public regarding the management company and this might provide a source of issues to resolve before a contract is signed. The Chairman added that parking fines were an irritation and that few positive comments can be found regarding any parking management company. <b>Action: Clerk</b></p> <p>The Barley Residents Facebook page had been used to inform residents of the Council's plans on 16 January 2021 and the response to date had generally been positive.</p> <p>Decision <b>DEFERRED</b> until next meeting.</p>
5.	<p><b>Planning Application: 20/0646/FUL at Ogden Hill Farm</b></p> <p><b>Proposal: Conversion of Barn to 2No Dwelling Houses &amp; Erection of a Detached Double Garage</b></p> <p>This application had been considered by BWP committee and had been refused on the grounds that the design of the proposed development would not acceptably preserve the original agricultural character of the site, it would represent poor design that would cause unacceptable harm to character and the visual amenity of the area and the landscape, scenic beauty of the Forest of Bowland AONB contrary to policies ENV1, ENV2 and LIV5 of the Pendle Local Plan Part 1: Core Strategy and paragraphs 130 and 172 of the National Planning Policy Framework.</p> <p>The Chairman had attended the meeting and put forward the Council's views.</p> <p>The Chairman had received an e-mail from the applicant requesting dialogue with the PC regarding the issues the Council had raised. The Council went through the questions and points raised (including cladding the red brick building, matching roofing materials, stonework, chimneys, waste storage area) and agreed a response to be sent to the applicant. The water supply concerns would also be raised. <b>Action: Chairman</b></p>
6.	
7.	<p><b>Date of the next meeting: 10<sup>th</sup> February 2021, (agenda items by 4<sup>th</sup> February 2021)</b></p>