

Barley with Wheatley Booth Parish Council (BPC)

**Minutes of the Extra-Ordinary Meeting of the Council held on
Wednesday 2nd June 2021 at Barley Village Hall**

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

In Attendance: C. Heap (Acting Clerk / RFO) & Cllr. Lioni

Public: L. Stevenson, P. Garvey, B. Sanderson, A. Heys, J. Lewis, R. Pemberton, S. Coupe,
S. Applegate, D. Lyons & R. Statham.

1.	1	Apologies: Cllr.L. Hunt Absent:
		<i>Members are reminded of the legal requirements concerning the declaration of interests. A Member must generally declare a disclosable pecuniary interest which he or she has in any item on the agenda. A Member with a disclosable pecuniary interest may not participate in any discussion of the matter at the meeting and must not participate in any vote taken on the matter at the meeting. In addition, the Council's Standing Orders require a member with a disclosable pecuniary interest to leave the room where the meeting is held while any discussion or voting takes place.</i>
2.		Councillors Declaration of Interest: None.
3.		Public Participation Residents from Whitehough queried why no pink notices of planning application had been posted in Whitehough or Barley. The Chair agreed to raise this question with PBC.
4.		<p>PROPOSAL: APPLICATION: 21/0103/OUT</p> <p>Outline: Major: Erection of 15 dwelling houses and access bridge (Access Only).</p> <p>AT: Land to the east of Whitehough Grange, Barley New Road, Barley FOR: Mr. Nick Stevenson Consultation Submission: 4 June'21</p> <p>Cllr Heap explained that this was an outline planning application submitted by the developer to establish whether the proposal would be acceptable to the local planning authority, which is Pendle BC. He explained that Barley PC are one of a number of PBC consultees charged with feeding in local opinion into the planning process.</p> <p>He explained that in considering whether this application was a positive or an inappropriate development it was necessary to consider a number of planning documents including the National Planning Policy Framework (NPPF), the Pendle Local Plan and Supplementary Planning Guidance – Development in the Open Countryside & Forest of Bowland AONB.</p> <p>It was also very important to know that the area proposed for 15No new houses was in open countryside, within an Area of Outstanding Natural Beauty as designated by Natural England and that the Whitehough settlement was a Conservation Area as designated by the Borough Council.</p> <p>Cllr Fowler read out a letter of objection he had received from a resident which said that the development would make the area a commuter suburb, it would damage the AONB, there were insufficient services to support the development and the housing was high end expensive homes which would bring no benefit to the local community, only monetary benefit for the developer.</p> <p>Cllr. Umpleby raised access and safety concerns regarding construction traffic on the access road and the existing bridge and ford during construction works. Safety concern was also raised about doubling traffic volumes on the steep access road and the junction with Barley Road.</p>

Cllr. Heap expressed the following views:

A principle underlying planning and development management in AONBs is that any new development within the AONB that has a materially adverse impact can only proceed where it is demonstrated that it satisfies an over-riding need and this is referenced in the Pendle Local Plan Part 1 (PLP1): Core Strategy Policy ENV 1. The only need in this case is the contribution to the national shortage of housing supply (not local supply) and a very small contribution to the rural economy; there are few trading businesses in the area.

The adverse impacts of this proposal are on the character and appearance of the countryside within the Forest of Bowland AONB. The development, whilst sitting in the valley bottom, is in open countryside and highly visible from adjacent well used footways and bridleways. These include the popular bridleway from Barley to Roughlee and the Whitehough access lane to Barley Road where the view will be directly on to the development. The location is one of the main tourist areas in Lancashire and the area is well frequented by residents and visitors because of the scenic beauty between two villages.

The adverse impacts were summarised as follows:

Intrusion on the Open Countryside

Over recent years there have been a number of houses built between Roughlee and Thorneyholme which have detracted from the openness of the countryside between the village and the settlement. The proposed development would significantly reduce the open countryside between Whitehough and Thorneyholme and continue the creep of housing in this corner of the AONB. Protection of the open countryside has to be a priority for Councils and Government as it provides many benefits (physical and mental) to the local and wider community hence areas are designated as AONB's and National Parks.

Character & Appearance

The outline plans look like a residential development in terms of density of housing, layout and orientation, parking bays / drives and gardens. This would be in an unspoilt area of the AONB which complements the adjacent, and impressive, grade listed Whitehough Grange.

Whitehough is a designated Conservation Area with listed buildings and this development would change the character, appearance and setting of the hamlet. Doubling the size and introducing urban features, as listed above, including 3 storey units, will not enhance but substantially harm the hamlet and great weight should be given to protecting this heritage asset when there is no significant public benefit from the development.

Whitehough Grange, set in its own grounds, itself separates the new housing from the existing hamlet and as such the new development will look detached from the conservation area.

Other important considerations include:

- The proposed new bridge will look out of place next to the old pack horse bridge and will impact on the riverside ecology and the openness of the area. It is also not true that the existing bridge is not functional for local residents,
- A development of this size is better suited to the higher levels of the settlement hierarchies defined in the PLP1 Policy SDP2 and not in Level 4 Rural Village where development should suit a local need,
- The proposal does not achieve the level of sustainability expected in terms of local economic benefit (no businesses), will not create a more vibrant community as it is detached and is highly unlikely to provide a more sustainable rural transport system. Essentially it does not meet many, if any, rural needs.
- It is worth noting that within the Borough Council's "Revised Distribution of New Housing in Pendle 2014-2030", Barley has already exceeded the target of 15 No new houses.

Councillors discussed and concurred with these comments and it was **RESOLVED** unanimously to object to the planning application for these reasons.

<p>5.</p>	<p>Chairman's Update - Car Park Management System – Park with Ease (PwE)</p> <p>PwE had hoped to complete the installation of ANPR system prior to Half Term holidays but Cllr Hunt was unavailable to compete wifi installation. Cllr Heap had told PwE not to remove the pay box in half term week unless they could commission the pay kiosk. signage posts have not yet been concreted into the ground. Cllr Fowler said it appeared PwE may be responsible for moving the 'No camping/overnight parking' signs onto the new camera post. Works are expected to progress the following week.</p> <p>Chairman's Update - Cabin Permit Parking</p> <p>The Chairman informed that that he had discussed the issuing of permits to the Cabin with PwE and they understood the relationship with the PC given their location on the car park and as such were receptive to the Council agreeing permits at their discretion.</p> <p>Cllr Seymour suggested Council should be aware that other businesses may approach in the future requesting deals. Cllr Heap pointed out that The Cabin is a special case due to being situated on the car park and other businesses in the Village seeking permits should be directed to PwE.</p> <p>Cllr Lionti suggested an 'informal' chat could be useful, the Chairman agreed but felt any arrangements need to be formally recorded. The Chairman said that The Cabin had intimated that they would want 6 spaces. Councillors thought that giving 2 free spaces and a charge for further spaces would be reasonable and a charge of 50p/day for extra spaces would be reasonable. Cllr. Heap commented that the Cabin provides support to the Council.</p> <p>It was AGREED that The Chair and Cllr Umpleby will speak to Paula Milligan and inform her permits will be discussed at the next council meeting. Action: Cllr. Heap & Umpleby</p>
<p>6.</p>	<p>Update on PA Narrowgates House - 21/0360/FUL - Change Agricultural Land to Garden</p> <p>Cllr Heap reported that the area of the planning application had been reduced to 0.5 to conform with planning regulations and a landscaping plan had been submitted. It was AGREED to write to PBC to state the new plan was acceptable. Action: Clerk</p>
<p>7.</p>	<p>Best Kept Village Progress Reports</p> <p>Cllr Connor reported that The Barley Mow had offered to paint the phone box but this had not materialised so Cllr Connor had done this. He has also painted benches where required and informed that BT have installed a new system into the phone box and a new light, they have also repaired the defibulator. The two benches and notice board behind The Bullion require attention - Cllr Fowler to arrange benches to be cleaned prior to Cllr Connor painting them.</p> <p>Cllr Connor reported some benches on the village green are in poor/dangerous condition and need replacing. Cllr Connor reported that Thwaites are starting painting the play area from next week and they may ask to erect a 'sponsored by' plaque once work is completed.</p> <p>Cllr Umpleby reported she had completed work on the turning circle</p> <p>Cllr Heap reported garden area across from Village Hall has been tidied.</p> <p>Cllr Goldsbrough has received 3 quotes for damaged playground matting, quotes to be forwarded to the RFO and be discussed at next meeting.</p> <p>The new notice board for the Chapel has been received and will need erecting.</p> <p>Action: Cllrs Connor and Goldsbrough</p>
<p>8</p>	<p>Date of the next meeting: 9th June 21, (agenda items by 3rd June 2021).</p>