

June 2023

Barley with Wheatley Booth Parish Council (BPC)

Minutes of the Extra-Ordinary Meeting of the Council held on
Tuesday 5th June 2023

Present: Cllr. D. Heap (Chair) Cllr. D. Goldsbrough Cllr. J. Connor Cllr. L Hunt
Cllr. J. Harthan Cllr. G Grimshaw Cllr. L. Rushworth

In Attendance: C. Heap (Acting Clerk / RFO) **Public:** Neil Harding & Kay Atkinson

1.	Apologies:
2.	Councillors Declaration of Interest: Lee Hunt – Manknowles – left the room whilst the planning application was considered.
3.	Public Participation: Introduction from Neil Harding and Kay Atkinson who owned the Manknowles property explaining they were looking forward to living in Barley and that they were attending to listen to any concerns the community might have.
4.	Planning Applications: Members to consider and resolve on recommendations to PBC: Town and Country Planning Act 1990. APPLICATION: 23/0246/FUL PROPOSAL: Erection of Single Storey Outbuilding AT: Manknows Ing, Barley Lane, Barley FOR: Mr Neil Harding The owners were in attendance and informed they would like an outbuilding to store cars and gardening mowers and equipment etc plus a work shop. They would be willing to construct in stone if that was preferred by neighbours. They informed they had purchased the whole field and were planning to increase the domestic garden area. The Parish Council RESOLVED to object to this planning application. The development is outside the settlement boundary, stands in open fields and is highly visible from the north, west and east and there is an adjacent public footpath to the south. PBC referred to the location as being "highly sensitive" when considering the Planning Application to convert the old farm building and barn into a single dwelling; permission was granted and an important consideration was that the building was not extended beyond its existing footprint. The grounds for objections are: Location - The proposed outbuilding is in the open countryside and outside the settlement boundary; the more development is permitted the smaller the open countryside becomes, Size - the single storey outbuilding is circa 9m x 9m and is considered a large mass. Whilst it is important that the proposed outbuilding is not breaking out into open countryside it is important that it should be sufficiently subservient to the adjacent original building. This proposal is significant and its mass obscures the form of the traditional local farmstead and it will be highly visible due to the open and elevated position,

Confirmed Minutes

Derek Heap

Date: 28 June'23

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	<p>Design A - The appearance of the outbuilding is sub urban and does not reflect the Agricultural heritage or the typical local vernacular of the adjacent building and Barley village. Front projecting gables are not typical of local architecture.</p> <p>Design B - It is not clear from the drawings as to what the proposed walling materials are going to be as there are two proposed options ' stone to match the existing building or clad in dark larch or cedar'. Should this, or a smaller building be approved, there should be a requirement for matching natural stone to the existing building.</p> <p>It has been noted that the proposal appears to extend out of the domestic curtilage onto the adjoining agricultural land.</p> <p>It is understood that land ownership must be a minimum of 12 acres before the owners can have a right to apply for any sort of farm building ie for storage of equipment.</p>
5.	<p>Planning Applications: Members to consider and resolve on recommendations to PBC: Town and Country Planning Act 1990 APPLICATION: 23/0246/FUL</p> <p>PROPOSAL: Site of a temporary mobile catering trailer with a paved picnic area within Boothman Park .</p> <p>AT: Boothman Park, Barley New Road, Barley FOR: Strydon Ltd.</p> <p>The Parish Council RESOLVED to object to this planning application. The Council felt that no more development should be permitted on this site until all the outstanding planning matters from May 2022 have been resolved.</p> <p>Whilst the catering trailer is relatively small, alongside with the picnic table hardstanding, it becomes a significant size which can clearly be seen from Heys Lane and will be visually intrusive. There is no mention of a power supply and this raises the question of whether a generator, with associated noise, will be required for hot food and drinks.</p> <p>The planning department might also consider whether the area is already adequately served by food retail and take-away establishments including The Cabin, Pendle Inn, Barley Mow and Ings End Farm.</p>
6.	<p>Planning Applications: Members to consider and resolve on recommendations to PBC: Town and Country Planning Act 1990 APPLICATION: 23/0343/HHO</p> <p>PROPOSAL: Erection of a single storey extension.</p> <p>AT: 2 The Bullion, Barley Lane, Barley FOR: Josh Stevenson</p> <p>The Parish Council RESOLVED to remain neutral to this planning application.</p> <p>The development would be within the settlement boundary. The Council were satisfied that the extension proposed was a proportionate addition to the house in terms of massing and roof height. The materials proposed appear to</p>

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	<p>complement the house in terms of type, colour, and texture. The rendering colour will need to be a very close match to the existing.</p> <p>It was noted that the developer might have access problems to overcome during the construction phase and it could affect residents and this might need clarification during the planning process.</p>
7	<p>Update on Best Kept Village Competition</p> <p>The chairman informed that the Chapel and the Village Hall had not been entered in to the sites of special interest in the competition because they were not in the best condition. The Pendle Inn had been entered as the pub as judges had scored it more favourably in the past.</p> <p>The play area has not been included because of future construction works.</p>
8	<p>Chairmans Update on any pressing matters-</p> <p>Annual Parish Meeting scheduled for 8th June</p> <p>The following actions and arrangements were agreed:</p> <ul style="list-style-type: none">• The Chairman will present the update and the future for the Parish Council,• Angela Hargreaves will present on behalf of the chapel,• Claire Grimshaw will present on behalf of the WI,• Sarah Hartley will present on behalf of the Village Hall,• Lee Hunt will present on behalf of the Barley Events Committee. <p>Food will be provided by the Pendle Inn and the Clerk will purchase liquid refreshments. Attendance will be assumed to be circa fifty residents. Budget was circa £450.00. Councillors to encourage residents to attend and the Chairman will do a letter invitation drop in the village centre. Barley Facebook will also promote the event.</p>
9	<p>Date of the next meeting: 28th June 2023, (agenda items by 22nd June 2023)</p>