

Barley with Wheatley Booth Parish Council (BPC)

Minutes of the Meeting of the Council held on Wednesday 11th September'24 at the Village Hall

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

In Attendance: C A Heap (Clerk & RFO) **Public:** None

1.	Apologies: Cllr. J. Harthan (Maternity) Absent: None	
2.	Councillors Declaration of Interest: None	
3.	To Approve the Minutes of the Council Meetings held on 14th August 2024. It was RESOLVED that the Minutes of both meeting should be APPROVED and that the Chair sign them as a correct record.	
4.	Public Participation: None	
5.	Financial Matters: The following payments were approved / ratified for payment:	
	August'24	Expenditure
	1	Plastic Key Tags 5.21
	1	Lloyds Jones Toilet Supply 169.49
	9	RFO Gratuity Audit 100.80
	9	PFK External Auditor 378.00
	9	Dewhurst Paint Supply Playground 51.56
	14	Wilkinson July Toilet Clean 372.00
	14	Knapsack Sprayer DH 121.00
	14	PwE Commission July 495.12
	14	Octopus Energy Electricity July 54.16
	16	J Maunder Garden Services 150.00
	19	UU Water Toilets June-July 197.21
	27	Jack Harper Tree Works Car Park 35.00
	September	
	9	Wilkinson August Toilet Clean 372.00
	9	Lloyds Jones Toilet Supply 187.69

Derek Heap

6. **Planning Applications (PA) for Consideration by Members & Updates:**

Town and Country Planning Act 1990 Section 191 APPLICATION: 24/0550/CEU
PROPOSAL: Certificate of Lawful Use (S.191 Existing Development): Demolition of wood shed and the erection of a single storey extension on the gable wall of the property.
AT: **Pendle House Farm Cottage** Barley Lane Barley FOR: Mr & Mrs T Beckett

Members understand that there was previously a "woodshed lean-to" structure on the north gable of the building and this was replaced with a permanent stone-built extension to the property. The owners, surprisingly, believed that the works were a simple upgrade to the original structure and did not obtain planning permission or building regulations consent.

The owners have stated that the works were carried out in 2018-19 and that the footprint of the new building was similar in size to the old woodshed. The Parish Council has no records to dispute this. The Chairman visited the site and took photographs viewed at the meeting. It was considered the extension was at least 4 years old based upon weathering.

The extension is concealed from the adjacent main footpath going up Pendle Hill by tall and dense vegetation. The extension looks to be of a good match to the existing house.

The Council understand the applicant is relying on the "4 Year Rule" to negate any enforcement action, claiming that the extension was substantially completed in 2019 and so a Certificate of Lawful Development could be granted by the Borough Council. The Parish Council **RESOLVED** it was not able to challenge this application.

Town and Country Planning Act 1990 APPLICATION: 24/0545/FUL
PROPOSAL: Full: Demolition of existing farmhouse and several outbuildings and the erection of a 1 no. self-build dwelling.
AT: **Ing Ends Farm** Barley Lane Barley FOR: Mr Richmond

The Council **RESOLVED** to object to this application

The main reason for raising an objection is that the Parish Council considers there is too much glass in the structure meaning that the design is not in keeping with local distinctiveness and does not respect the architectural character of Barley; there are no buildings with elevations that are mainly glass.

Large glass areas are a source of light pollution. The Parish Council are very supportive of the Forest of Bowland AONB position statement intended to reduce obtrusive lighting and protect dark skies. Where there is excessive glass, for example having gable ends that are fully glass as seen in this application (west elevation), this causes a lack of contrast between a dark and a light sky.

Another concern was that an existing heritage asset was being demolished when it could be restored. Traditional farmsteads and their buildings are heritage assets which, through all types of use, make a significant contribution to the local character and distinctiveness, communities and economies of rural areas. This farmhouse contributes to the rural agriculture character of both Barley and the AONB as an historic farmhouse of local distinction.

The PC will have to rely on the Planning Authorities assessment of the applicant's assertion that the existing building is so badly dilapidated that a new building is required. If this application goes ahead, we trust it will not set a precedent for other developers to demolish other heritage assets and introduce new-builds in the area.

The Council also had concerns that the new buildings are much higher than the existing buildings and, regarding public footpath FP 1308051 passing close to the development, the Council will want to see considerable vegetation screening ensuring the impact on users will be minimal or none.

The Council supports the new owners wanting to upgrade the farm area both in terms of buildings and landscape. We are pleased to read the various environment reports and of the appointment of landscape architects and we fully support the aim to ensure that the whole of the site is managed with full environmental care and consideration.

Update: APPLICATION: 24/0449/FUL PROPOSAL: Full: Installation of Solar Panels to existing roof structures. AT: **Ogden Hill Farm Barley Lane Barley.**

Refused at BwP Committee. The proposed development takes a prominent position directly adjacent to a public right of way within the National Landscape. The scale of the solar panels upon the roofs of the buildings in question would result in an incongruous feature in the wider landscape and would cause harm to the experience by users of the public rights of way both in the short range and long-range views. This would result in unacceptable harm to the wider visual amenity of the area contrary to Policy ENV1 of the Local Plan Part 1: Core Strategy.

Update: APPLICATION: 24/0389/CEU PROPOSAL: Certificate of Lawful Use (S.191 Existing Development): Lawful start for the construction of 5 no. dwellings on land of Outline Planning Permission 13/15/0290P and 18/0598/REM. AT: **Barley House Farm Barley Lane.** Lawful Development Certificate Approved at BwP Committee confirming planning application has not elapsed and allowing development to progress

Update: Manknowles PLE/23/1087 - In August 2023 members had noticed that the stone roofing slates on the rear of the building were not the same; it looked like there were existing slates at the top of the roof and newer slates on the lower section of the roof. PBC were aware an update had been sent to PBC on 14 August'24 and a reply was awaited.

7. **Parish Maintenance & Village Projects – Members to receive Reports & Proposals**

Toilet Block Upgrade

The Chairman reported he had met with Robert Baines to discuss the project to improve the toilet block on Monday 9th September. Robert had confirmed he had worked in building facilities management and that he was interested in supporting the project but that he had time limitations due to full time employment and two young children.

The Chairman reported that he had provided Robert with an outline brief of the Councils requirements based upon previous decisions of the Council.

The Council wanted to:-

- Replace the floor in the gent's toilets.
- Replace the urinals in the gent's toilets.
- Replace the internal doors and frames in both ladies and gent's toilets.
- Replace the board protecting the wash basin and pipes in the ladies' toilets.
- Repair or replace the flat roof which is leaking.
- Assess the condition of the main roof.
- Replace barge/facias and windows as required.

It was discussed that these could be divided into two projects, the internal improvements to the building which could be addressed first and the roof project which could be addressed next summer but allowing for repair to the leaking roof in the first phase of the project.

It was **RESOLVED** to work with Mr Baines on the project and a budget of £10k is set for the internal repairs. A budget for the roofing repairs can be agreed after an assessment has been undertaken. Cllrs Goldsbrough & Heap would lead on the project on behalf of the Council.

Update on CCTV Camera Replacement Project

Cllr Grimshaw reported he had met with Mr D. Goodger and it was confirmed that cameras at all sites can be connected through the Village Hall. He added that installation investigations had revealed that some new cabling and a fourth camera on the VH would be required. Members **RESOLVED** to increase the project budget to £5.5k. Works to start in October.

Update on Waste Bin Replacements

PBC have offered to replace the bins at the entrance to the car park and on the VG next to the toilet block. However, they can only fund like for like at 90L size which does not have the capacity to hold the waste generated. Following discussion at our last meeting, the Chair has offered that the PC will fund a second bin or the extra cost of a larger bin at both locations. We are awaiting a response from PBC. **Action: Cllr. Heap.** All the bins on the car park are in the ownership of the PC and those on the VG are owned by the Borough Council.

Update on Playground Inspections

Cllr Goldsbrough informed he was completing a second inspection and he would forward a copy to the Clerk for the PC records. He also reported that he had made contact with the fencing contractor to arrange repairs to the gate locks and a skirt board to be added to the gate to stop footway stones being kicked onto the playground. **Action: Cllr Goldsbrough.** Cllr Grimshaw reported that the riverside fence near the slide was in poor condition and there was access to the river. **Action: Cllr Goldsbrough & Heap** to arrange repair or replacement.

Update on Other Village Projects - None

8 **Traffic Issues, Turning Area, Car Park & Planned Events**

Surface Dressing of Barley New Road in July'24

The Chairman reported he had spoken to LCC and they had reacted promptly to reinstate the road lines on 21 August. He had also sent information to LCC to ensure all passing places were reinstated and only double yellow lines (no white lines) were reinstated at junctions. Members were pleased with the quality of the new road surface and the road lines.

Feedback from Barley Events Funday held on 7th September 2024 on V. Green

Cllr. Goldsbrough reported that the Funday had been a success and had been well attended by locals and tourists. The weather had remained dry and all the activities including the dog agility, tombola, welly wanging and junior races had been well received. The evening curry and quiz night at the Village Hall was also a great success. Cllr. Goldsbrough is getting married at the Chapel in November and he requested permission to park a coach on the turning area for around one hour to allow his guests to alight without causing congestion in the Village. Members agreed to this request.

Events Planned:

The Tour of Pendle event is to take place on Saturday 16th November.
The Pendle Inn are holding a Race Night on Friday 27th September to raise funds for 'Stamp out suicide'.

9	<p>Discussion Item – Meeting to discuss future of Barley Chapel considering dwindling attendances and finances plus the recent identification of dry rot in the roof. The Chapel had arranged a crisis meeting for residents interested on 28th August 2024.</p> <p>The meeting was well attended with over 40No. residents. The first action is for the Chapel to enrol 13No members so that the Methodist Circuit will keep the chapel open; if 13No members cannot be found by December the church will probably close and be sold. The meeting also focused on fund raising for repairs; Cllr Heap told the meeting that the PC could probably donate some funds which would be limited to the S137 LGA limit of £2k.</p>
10	<p>Members are asked to agree the purchase of a printer / scanner.</p> <p>The Chairman reported that for many years he had used his personal printer for PC documents but it is no longer functional. A high-quality scanner is required for documents to be posted onto the PC website plus a printer that has an efficient tank ink system. Members RESOLVED to purchase the HP Smart Tank 7605 or similar model circa £300.</p>
11	<p>Reports from Chairman</p> <p>Process for selection of a co-opted Councillor. The legal notice has been on the notice board advertising a vacancy for the required period which ends on Friday 13th September. If 10 electors for the parish request the vacancy is filled by election then PBC will arrange this; it is unlikely this will happen. If there is no call for an election then the PC must fill the vacancy by co-option. The vacancy will be advertised and Members discussed specific skills that the council thinks would be beneficial and felt that local government, facilities management (toilet block project) and open spaces management experience would be useful.</p> <p>For any candidate applying the Council need to check they meet the eligibility criteria such as being on the electoral register, over 18, a British or Commonwealth citizen etc. If there are more than 2 candidates we have to interview for the vacant position. From next week the position, with a role description, will be advertised for 2 weeks. To date there has been one expression of interest.</p> <p>Review of Councillor responsibilities. Following the resignation of Cllr. Hunt his responsibilities have been temporarily allocated to other members. Once a new Councillor is appointed a review can take place. Cllr. Grimshaw has been trained in CCTV monitoring Cllr. Grimshaw takes over as WhatsApp administrator. Cllr. Harthan takes over as Facebook administrator. Cllr. Hunt has not ordered any new signs for the playground but offered to support the PC if requested and he is available.</p> <p>BPC Toilet maintenance during FW Holidays Jess from Pendle Inn is cleaning the toilets and DH & T. Cartmel are carrying out gate duties. Update on parking policy – Action Cllr Grimshaw to upload on website asap.</p>
12	<p>Clerk & Financial Officers Report</p> <p>The current bank balance was £85,722.7 and after setting aside commitments, and reserves, the monies available for the Council to spend is £36k. The Clerk had claimed a grant of £2.5k from PBC for the playground fence replacement and it had been paid.</p>
13	<p>Reports from Councillors & Borough Councillor Reports:</p> <p>Cllr. Connor will order Remembrance Day wreaths.</p>
14	<p>Date of the next meeting: Wednesday 9th October 2024 (agenda items by 3rd Oct'24)</p>