

Barley with Wheatley Booth Parish Council (BPC)

Minutes of the Meeting of the Council held on Wednesday 14th May'25 at the Village Hall

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

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

1.	Apologies: Cllr. J. Harthan	Absent: None																																																						
2.	Councillors Declaration of Interest: None																																																							
3.	Annual Parish Council Meeting - To elect the Chairman of the Council It was RESOLVED that Cllr. Heap be elected as Chairman of Barley Parish Council. It was also RESOLVED that Cllr. Heap be appointed as the co-opted member of Barrowford & Western Parishes Committee. Cllr Heap accepted the position subject to support from Councillors in relation to attendance at BWP meetings and writing the newsletter etc.																																																							
4.	Annual Parish Council Meeting - To elect the Vice-Chairman of the Council It was RESOLVED that Cllr. Goldsbrough be elected as Vice-Chairman of the Council.																																																							
5.	To Approve the Minutes of the Council Meetings held on 18th April 2024. It was RESOLVED that the Minutes of the meeting should be APPROVED and that the Chair sign them as a correct record.																																																							
6.	Public Participation: None																																																							
7.	Financial Matters: The following payments were approved / ratified for payment: <table border="1" data-bbox="130 1169 1348 1993"> <thead> <tr> <th>April'25</th> <th>Expenditure</th> <th></th> </tr> </thead> <tbody> <tr> <td>11</td> <td>Octopus Energy Elect. March</td> <td>60.82</td> </tr> <tr> <td>17</td> <td>PwE Commission April</td> <td>657.91</td> </tr> <tr> <td>17</td> <td>Lloyds Jones Toilet Supply</td> <td>172.27</td> </tr> <tr> <td>17</td> <td>CAH Toilets & Playground Clean</td> <td>24.00</td> </tr> <tr> <td>17</td> <td>LALC Membership</td> <td>54.35</td> </tr> <tr> <td>22</td> <td>UU Water Toilets Mar-April</td> <td>255.41</td> </tr> <tr> <td>30</td> <td>J Maunder Garden Services</td> <td>90.00</td> </tr> <tr> <td>May'25</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td>Wilkinson April Toilet Clean</td> <td>348.00</td> </tr> <tr> <td>7</td> <td>Brian Pinder BKV Painting</td> <td>455.00</td> </tr> <tr> <td>7</td> <td>Dewhurst Paints BKV</td> <td>47.71</td> </tr> <tr> <td>14</td> <td>Octopus Energy Elect. April</td> <td>60.68</td> </tr> <tr> <td>14</td> <td>Weedkiller Carr's Billington</td> <td>46.80</td> </tr> <tr> <td>14</td> <td>APM Bookers</td> <td>222.58</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>		April'25	Expenditure		11	Octopus Energy Elect. March	60.82	17	PwE Commission April	657.91	17	Lloyds Jones Toilet Supply	172.27	17	CAH Toilets & Playground Clean	24.00	17	LALC Membership	54.35	22	UU Water Toilets Mar-April	255.41	30	J Maunder Garden Services	90.00	May'25			6	Wilkinson April Toilet Clean	348.00	7	Brian Pinder BKV Painting	455.00	7	Dewhurst Paints BKV	47.71	14	Octopus Energy Elect. April	60.68	14	Weedkiller Carr's Billington	46.80	14	APM Bookers	222.58									
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8. **Planning Applications (PA) for Consideration & Updates:**

Town and Country Planning Act 1990 APPLICATION: 25/0267/FUL

Proposal: Full: Change of use of an agricultural building to form 3 no. holiday cottages.

AT: Pendle House Farm Cottage Barley Lane Barley For: Mr & Mrs T Becket

The property is in a prominent position on the slopes of Pendle Hill in the open countryside outside the settlement boundary. The 3 cottages are shown on drawings to have the sleeping capacity (beds) for 23 people. Members considered there was limited detail provided by the applicant and raised several concerns as follows:

Traffic Issues - Policy ENV 4

If all the proposed properties were full this could generate between 7 and 15 additional vehicles using the access road, which is a bridleway from Barley Lane to the foot of Pendle Hill. LCC have commented that "Pendle Hill is a popular destination for walkers, with cyclists and horse riders also using the bridleway which is well-used" in their response. As residents we can confirm this.

To make this development possible from a traffic perspective, and comply with Policy ENV 4 which requires adverse traffic impacts to be mitigated, works would be required to

- widen the junction to improve visibility and safety with Barley Lane and
- provide numerous vehicle passing places and pedestrian/cyclist/horses refuges on the narrow, circa 500m+ length, access road.

This is referenced in the Highway Authorities response to the application.

With the access road not in the applicant's ownership the Council consider that the development would have to overcome numerous obstacles which might make the proposal unviable. There is also nothing in the application to give the Council confidence that sufficient parking spaces, with adequate manoeuvring space for visitors and the adjacent residents, can be provided.

Achieving Quality in Design and Conservation - Policy ENV 2

The design outlines that the existing building shape will stay the same and we will see new timber facias, the introduction of glass patio doors and the current green corrugated steel roof being retained. The Council are of the view that the building is acceptable as an agricultural barn but not as residential cottages.

This is not an attractive high standard of design and will look much as it is, other than glass patio doors will be introduced as well as patios at the front of the 3 cottages. It will not improve the quality of the tourism offer and is likely to have a detrimental impact on local amenity and character of the area. The front of the building is perched on high ground on the hillside directly adjacent to and overlooking, the main footpath up Pendle Hill. The patios at the front of the proposed property will have an impact on the rural ambience and character of this cherished landscape in terms of visual impact (people and garden paraphernalia), noise and light within the AONB. Policy WRK 5 refers to such impacts as being undesirable.

Sustainability

The Council considered sustainability and our views are below:

Sustainable Transport – this development is highly unlikely to contribute to sustainable transport. Most visitors to Barley are from East Lancashire and are day visitors. Those staying overnight are most likely to arrive by car and leave by car so making no contribution to the sustainable public transport network. There is a bus route along Barley Lane but the nearest bus stop is in Barley.

Natural Resources – the water supply to properties on the slopes of Pendle Hill and to half of Barley village is from private aqueducts. As development increases, eg the planning approval of 4No glamping pods in 2022, this puts further demand on local water resources. At the time of writing the local water supply is under significant strain due to the current dry weather.

	<p>Policy ENV 7 (Water Management) states that the availability of an adequate water supply and disposal infrastructure must be considered.</p> <p>Viability of the Development – Whilst not a planning issue, there is likely to be limited demand for additional tourist accommodation in the area. Action: Clerk to inform PBC</p> <p>Updates: Far Banks Farm Garage & Ogden Farm Solar Panels The appeal was dismissed by the Planning Inspectorate who stated: “Notwithstanding the significant weight I must attach to the renewable energy benefits of the proposal, this would not outweigh the other harm I have identified, including the great weight to be given to preserving the landscape and scenic beauty of the FB National Landscape”.</p>
9.	<p>Parish Maintenance & Village Projects – Members to receive Reports & Proposals</p> <ul style="list-style-type: none"> • Update on CCTV Camera Replacement project. - Cllr Grimshaw Cllr. Grimshaw reported no progress, but he would have the project completed by September. • Update on Toilet Block Improvement Works – Cllr Heap & Goldsbrough Rob Baines has completed the 1st Draft of the Specification and the bill of quantities; the drawings and contract conditions will follow. • Update on Erecting Car Park Signs and additional Resident Parking signs – Cllr Heap Works are scheduled to take place the last week in May by LCC – Action: Cllr Heap • Any other updates on projects from members. A 3rd replacement gate catch has been fitted on the playground, which is more substantial than the previous, and will hopefully prove satisfactory.
10	<p>Traffic Issues, Turning Area, Car Park & Planned Events</p> <p>Cross Lane - Parking on Verges above Village Hall – Proposed Parking Restrictions The Chair had reported the Council’s proposals at the APM and no objections had been raised. He added that a response from LCC is not expected for a couple of months and said any photos showing congestion would be helpful for the application. Action: All.</p> <p>Update on LCC improvement works on Barley Lane including Lay-by The lay-by has been completed and currently awaiting work to start on edge of carriageway repairs. Cllr. Heap to remind LCC that the work is urgent. Action: Cllr. Heap</p>
11.	<p>Reports from Chairman</p> <p>A grant application for £2.5k had been submitted to PBC for the toilet block upgrade.</p> <p>Village Green Registration – PBC have submitted the application to LCC.</p> <p>Control of public spaces dog order – the order covers numerous areas across Pendle and will be extended for a further 3 years. At present it only covers the playground in Barley it was suggested this could be extended to the Village Green. Action: Agenda item for June</p>
12	<p>Annual Accounts, Internal Audit & Governance Statement</p> <p>The accounts and governance statement had been circulated on 11th May as a "receipts and payments" statement to all Councillors. The internal auditor had completed cross checking invoices with the Council’s transactions records and bank statements and had confirmed the</p>

	<p>accounts were satisfactory within the Internal Audit Report which had also been circulated to members on 13 May.</p> <p>Annual Audit Governance Statement - Members answered affirmatively to all the questions on the annual governance statement acknowledging their responsibility for ensuring that the Council has good internal controls, including accountancy, by setting clear governance standards, allocating responsibilities, and assessing risk.</p> <p>It was RESOLVED to approve the year end accounts to March 2025 and the Chairman and the Clerk/RFO signed the Annual Governance & Accountability Return 2024/25. Accounts to be submitted to External Auditor. Action: Finance Officer.</p>
13	<p>Members are asked to consider and agree an updated Social Media policy – Cllr Harthan Deferred to next meeting as Cllr. Harthan was not in attendance.</p>
14	<p>Clerk & Financial Officers Report The current bank balance was £104,479.36 and after setting aside commitments, and reserves, the monies available for the Council to spend is £23k.</p> <p>Feedback from Annual Parish Meeting held on 13 May in the Village Hall The meeting had attracted around 50No residents and two Borough Councillors. The PC had led the event and Cllr Heap had made a presentation reflecting on events of the previous year and those planned for 2025-26. Speakers from the Village Hall, Chapel, and Women’s Inst. had broadly done the same. Members agreed the event had been a success.</p>
15	<p>Best Kept Village Competition Update Cllrs. Goldsbrough, Connor & Heap to hold a meeting and prepare an action plan. Painting of benches and phone box had been completed. Members, and hopefully resident volunteers, to be mobilised to carry out routine maintenance works. BKV support to be encouraged through Facebook page, Action: Cllr Harthan.</p> <p>Tom Cosway agreed to cut Bullion grass and Margaret Wilkinson to maintain grassed area opposite chapel and Finger Post Sign at Black Moss. Purchase of stone planters for turning area to be considered and painting of chapel benches to be completed. Garry Peg could be utilised if insufficient volunteers.</p>
16	<p>Reports from Councillors & Borough Councillor Reports Cllr. Connor reported that the cigarette dispenser in the bus shelter had fallen off the wall and cigarette butts are overflowing. Action: Cllr Heap to e-mail the Barley Mow to request repair/replacement and clean up since it was their staff using the facility as a smoking shelter.</p> <p>Cllr Rushworth said the TAS signage is not in keeping with AONB. Cllr. Heap said the PC could not do anything about this, but the Borough Council could intervene if it was a planning matter. Cllr Rushworth requested the Clerk write to the TAS to ask them if they could provide more appropriate signage in future. Action: Clerk</p>
17	<p>Part II Exempt Items – Exclusion of Public & Press was approved by members. Members agreed to extend the car parking permit arrangements for the Cabin and to maintain the current parking charges for another 12 months. Action: Clerk.</p>
18	<p>Date of the next meeting: Wednesday 11th June 2025 (agenda items by 5th June’24)</p>