



Minutes of the Meeting held on Monday 15th May 2023

Meeting started 7pm

Present

Chairman Barry Hodgson

Clerk Adele Waddington

Councillor Ann Holmes

Councillor Melva Burton

Councillor Malcolm Pate

Councillor Mark Watts

Also in attendance: Borough Councillor Sarah Cockburn-Price, County Councillor Jenny Purcell, 1 resident

Apologies accepted from: Councillor Emma Jane MacDonald, Councillor Andrea Beswick, Councillor David Barritt, Councillor Eleanor Jolley

Minutes - It was resolved that the Minutes of the Meetings held on the 4th April 2023 be signed by the Chairman as a true and accurate record.

Declaration of Interest – Cllr Pate declared a personal interest in the item ‘Community Centre Trustees Update’

County Councillors Report

- Councillors noted that the removal of the tarmac abutting the Church wall is due to be removed soon.
- The Clerk has chased a date for the meeting regarding proposed double yellow lines at Hollin Hall, and is waiting for Lancashire County Council and the engineers at Pendle Borough Council to agree.

Borough Councillors Update/ Colne and District Committee

Cllr S Cockburn-Price advised that CYAG have purchased a ride-on mower, so that they can take care of the ground’s maintenance at Byron Road, themselves.

There are activities almost every evening at CYAG. For further information, see their website: <https://cyag.org>

45 young people attended the most recent CYAG holiday club

A date was set for the next grot spot walk which will be from the bus terminus – Floats Mill – back to Boulsworth Drive – Lane House – Ash Street (& surrounding streets) – Tram Tracks – Bus Terminus.

Community Centre Trustees update – A query was raised regarding donations to the Friendship Group as a couple of issues was raised. Councillors feel that any issues should be dealt with by the organisers of this group.

Residents Issues

One resident attended to see if the Parish Council had any issues with the planning application she had placed. Councillors gave indication that it seemed OK, but would discuss at length, during the Planning part of the meeting. The resident was advised that the comments would be available on the Planning portal within a couple of days.

Lengthsman

Councillors noted the works carried out and agreed to the hours completed.

Trawden in Bloom

- Budget figures noted.
- Councillors indicated that, from the two samples of plaque provided, the gold one is preferable. The Clerk to ask the group for costs for both items, size, location and supplier. Councillors will make an informed decision on which will be produced, at the June meeting.

Poetry Garden Request

It was resolved that the poems by Jack Greenwood and Lily Southworth be created on one A3 plaque at £150.

Clerks update

It was resolved that the Clerks expenses and additional 28 hours, be paid.

Lanehouse Lane Playground

- Repair works should be completed by the end of June – weather dependant.
- It was resolved that the Clerk would write to Cllr S Cockburn-Price and ask that this issue is escalated to Restorative Justice.

Ball Grove

- Councillors noted the slight issue with the double yellow lines, but Councillors confirmed parking has been much better since their installation.
- It was resolved that Councillors will consider the revised transfer document at the June meeting, then send to The Executive.

Recreation Ground

Councillors noted that the next meeting is imminent.

The King's Coronation

Councillors noted the report submitted by the Clerk. Councillors felt that it was worth putting on this event.

Policies for Review

It was resolved that the revised Financial Regulations, Risk Management Register and Policy Statement, be re-adopted.

Bus Shelter Consultation

It was resolved that the 7 missing panels from the bus shelter windows be fitted with mesh-style metal sheeting. They will be cut and painted by the fabricator and Cllr Hodgson will fit them. The Clerk to do a social media post updating residents.

Planning documentation for information

Councillors felt that the document submitted by Cllr MacDonald would be very valuable in the future planning applications that the Parish Council are consulted on. They thanked Cllr MacDonald for this document.

Proposed Hollin Hall Car Park

Councillors noted the minutes from the meeting and agreed the contents. It was resolved that each parking bay be allocated to a tenant, and marking of the bays would be discussed at a future meeting. The car parking area will only be transferred to the Parish Council once it was complete and Councillors were happy with the finish.

Dog Fouling Campaign

There was a discussion about how this could be tackled. Councillors were asked to come to the next meeting with ideas of how to take this forward.

Planning Applications

Planning Application 23/0091/HHO 22 Dean Street Trawden Colne Lancashire BB8 8RN Full: Installation of an Air Source Heat Pump near to the ground floor, front elevation of the property. Response: The Parish Councillors have no objections to the proposals within this application.

Planning Application 23/0188/HHO Becks House Wycoller Road Trawden Colne Lancashire BB8 8SY Full: Erection of a single storey garden room extension to rear of dwelling. Response: The Parish Councillors have No objections to the proposals within this application.

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Planning Application 23/0260/VAR Little Thorn Edge Farm Wycoller Road Trawden Colne Lancashire BB8 8QA
Variation of Condition : Vary Condition 2 (Plans) and Condition 9 (Cycle Storage Facilities) of Planning
Permission 19/0924/FUL. Response: The Parish Councillors have no objections to the proposals within this
application.

Planning Application 23/0250/VAR C N C Support Ltd Skipton Road Trawden Colne Lancashire BB8 7BN
Variation of Condition: Vary Condition 2 (Plans) of Planning Permission 21/0114/FUL Response: The Parish
Councillors have no objections to the proposals within this application.

Planning Application 23/0237/FUL The Oaks Bungalow Hollin Hall Trawden Colne Lancashire BB8 8PS Full:
Erection of a pitched roof on an existing stable building. Response: If approved, the Parish Council would like
to see a condition that this building can only be used as ancillary horse stables for this property and it cannot
be changed to residential use.

Planning Application 23/0235/FUL 25 White Lee Avenue Trawden Colne Lancashire BB8 8TD Full: Erection of
single storey detached annex with raised patio area. Response: The Parish Council strongly object to this
application.

The plans do not comply with an annex to the property, as it has a full kitchen and will have a new electricity
and water feeds via the Tram Tracks (already approved with United Utilities and ENWL).

This is outside of the settlement boundary and is inappropriate development as one, of a series, of cynical
planning applications. It is contrary to the Trawden Forest Neighbourhood Plan; and whilst we support the
tourism clause within the Plan for the holiday let, this now contravenes our Plan.

The Councillors feel that the condition for application 21/0633/FUL should be strictly adhered to, and not to be
occupied as a person's sole, or main place of residence.

There is already guest accommodation within the property, and Councillors are concerned that a 5 bedroomed
house, and 2 bedroomed annex would require additional parking allocation. White Lee Avenue is already
heavily littered with vehicles.

The proposal does not meet any of the criteria in the NPPF (July 2021) where it states 'Planning policies and
decisions should avoid the development of isolated homes in the countryside, unless one or more of the
clauses in NPPF Rural Housing section, paragraph 80 states.

As the applicant states a holiday let is now unfeasible (although this has not yet been completed and opened),
and as it contravenes planning policy for the creation of a residential property, the Councillors feel that the
application should be refused and the building should revert to its original use of a garage.

Planning Application 23/0278/HHO Barn Cottage 32 Colne Road Trawden Lancashire BB8 8NX Full: Erection of
a two-storey side extension. Response: When writing the Neighbourhood Plan, the area where 32 Colne Road
is, was identified as being an area of Townscape Character, known as Hill Top and Foulds Road.

There are 5 listed buildings within a 120m diameter, with this property being at the heart of this. Its front is
directed to the road.

Within the Area of Townscape Character Policy, it states that the development proposals would be supported
where there is no unacceptable impact on the character and appearance of the area; specifically ii - retain
areas of open space, including private yards and gardens, which are open to public view and contribute to the
character and appearance of the area.

The proposal does not comply with this as it is proposed that the frontage wall will be removed, using
currently, open space, which is open to public view and is therefore, changing the character.

6.1.3 It is noted that Policy ENV2 of the Pendle Core Strategy requires that "(development) proposals should
contribute to the sense of place and make a positive contribution to the historic environment and local
identity and character". - The proposed almost overshadows the existing property which will detract from the
historical aspect of it.

Policy 7 recommends the scale, height and form of new developments should fit unobtrusively with the
existing building and the character of the street scene. - The proposed will change the existing building and
character of the street scene quite dramatically, removing a lot of the historic element of this area.

Parking -Bought in 2020 as a 3 bed, the property currently has 2 parking spaces and a garage. The proposed
will make the property a 5 bed. Whilst the minimum parking should be 3 spaces, it is expected that four+ bed
semi-detached houses should have a minimum of 4 spaces. It was identified in the TFNP (section 2.2.4) that
there are serious parking problems on Colne Road. The addition of 2 extra bedroom will no doubt increase
these existing issues. - Due to an addition of 2 extra bedrooms, there should be additional parking provided.

06/2023

Pendle Council Design principles; General Principles

Section 4.1 (point 2) statesextensions should generally be designed to appear subordinate in scale to the original dwelling - The proposed contravenes DP 4.1(2), being almost the same size in width and length
4.1 (10) statesAny detailing on the original house such as feature brickwork or window sills should be repeated in the design of the extension - The proposed does not comply with this, as it included floor to ceiling windows to the front, floor level windows to the first floor and double patio doors to the side.

Two Storey Side Extensions

5.2 Two storey extensions to the side of semi-detached properties should respect the balance and symmetry of such properties. They should avoid creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or may be proposed for adjacent properties in the future. A terracing effect is considered to be undesirable in areas of primarily detached or semi-detached houses as this leads, in the long term, to a significant reduction in openness, and alteration in the architectural style of these areas - The proposed contravenes DP5.2 as it will create a terracing effect, a reduction in openness and alteration in architectural style.

5.3.... Two storey side extensions must be set back from the front wall of the house by a minimum of 1m with a corresponding lowering of the roof line.

Two storey side extensions should, in general, be less than the frontage width of the original property - The proposed contravenes DP5.3 as there is very little set back or roof line lowering, and visually the proposed looks very similar in frontage width.

Conservation Area Design and Development Guidance. General Principles - 4.4 Well-intentioned but inappropriate updating and alterations will easily begin to erode the very components that make an area special - There seems to be a recent trend of people buying small unique character properties and then wanting to change them dramatically. We are keen to ensure the components that make our area special do not begin to erode.

Design - 4.55 asks that "The detailing of extensions should match the features of the main building, for example, the size, shape and style of windows and doors and their surrounds - The proposed does not comply with this, as it included floor to ceiling windows to the front, floor level windows to the first floor and double patio doors to the side.

It is also proposed that the windows and doors would be uPVC - a contravention of the Conservation Area status.

Other Policies

Policy ENV2 identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with its surroundings.

NPPF paragraph 134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes.

Where it states within the Heritage statement that "The landscape is of special architectural and historic interest and therefore appropriate to be designated a Conservation Area. It is also under threat of gradual erosion as people, unaware of its remarkable history, undertake damaging or unsympathetic works to land, buildings, and boundaries", the Councillors disagree that the proposal submitted is a sympathetic extension to the existing building. They feel that this extension is not appropriate for the area as it contravenes many of the local planning policies. They would, therefore, hope that it is refused.

Councillors noted the outcome of the appeal at Hilldene, BB8 8RR.

Correspondence

Councillors are happy with how the Clerk dealt with and found a tenant for the vacant garage space. Councillors noted when the next meeting of Friends of Ball Grove was to take place.

07/2023

Finance

It was resolved that the following payments be made:

Clerk's expenses - Mileage	£8.10
Clerk's additional hours	28hrs
Lengthsman hours	£816
Grass Cutting Contract	£525
Subscription to LALC & NALC	£481.67
Poetry Garden Plaques	£150 + VAT
Leo Brightley – Bus shelter and pissoir cleaning.	£150
Zurich Insurance *	£762.76
Underpayment to HMRC from 2019/20 +	£1131.07
Lancashire Environment Fund -	£2250
Trawden in Bloom – new barrels	£60
LBS – Compost for Trawden in Bloom	£41.98

Councillors noted that the insurance is due and cover is appropriated to the Financial Regulations, and associated documents.

Councillors noted the additional payment to HMRC from 2019/20.

Next meeting Monday 5th June 2023 - commencing at **7.00pm at Trawden Forest Community Centre, Church Street.**

08/2023