

Agenda notes for February Meeting

1.Lengthsman

2.NWIB

3 more of the vinyls have been removed from the planters. Replacements are on order.
Entry form received for NWIB 2021.

3.Allotments

I've had a request for bees on an allotment. What are Councillors views on this?
Also, there has been a couple of complaints about new cockerels on the allotments. The terms and conditions state that only hens and rabbits can be kept. I've asked both tenants to remove them; one is complying whilst the other will not. He had 2, will remove one, but feels that he's within his rights to keep one. Opinions please.

4.Wild Camping

Clerk contacted planning to ask where the investigations onto this have got to. Neil Watson has advised that the new 365 day period will start again on 1st January. In the meantime, the toilets on the area at rock lane appear to have been removed.

5.Ball Grove picnic/café area

At the December meeting, the area outside the café was discussed. It is very boggy and needs some sort of hard surfacing. Flagging the whole area was suggested, but Cllr's M & P Foxley didn't agree with this in the conservation area. A hoggin surface has now been agreed which will fit in with the rest of the footpaths on Ball Grove, and will be at no cost to us.

The invoice for the maintenance for Ball Grove has been received, and we've been invoiced just over £17,000. We have not had the usual conversation with PBC about what we are willing to pay. After a conversation between AW & BH, AW has gone back to PBC advising that we are willing to pay 75% of the total cost, and asked about moving things forward for the take over of the whole park.

6.Map of interesting places

The Clerk put this out on the website and social media. Cllr MacDonald had a contact who may have been interested. Any progress?

7.Tree to rear of Cotton Tree Lane

The TPO has been done and submitted for approval. 2 objections against this have been received by Pendle Council, and Cllr Whipp has received correspondence about it. Lee Johnson has done a report as to why the tree shouldn't be removed. We await the outcome.

8.Colne Area Committee

9. Wheel Park/MUGA and upgrades to playground

Letter sent to the group following the conversation at the budget meeting. The Clerk has advised that the Parish Council are impressed with the plans for the playground, but feel that the MUGA and/or wheel park should be completed first. The Clerk has also advised that the parish council are willing to work with the group to get the right balance of green space and equipment when the time is right.

10. Local List

The Clerk has chased Rosemary Lyons to see if she has looked at the proposed additions to the Local List sent last April. She has responded to advise that she is very impressed with the proposals and

that they certainly should be added. She has also given guidance on additional criteria that could be included. John Dransfield has looked at these, and he and AW agree that we should include these amendments. AW has updated the document ready for re-submission. Rosemary Lyons will then start the necessary to take this forward to a formal inclusion on the list.

11. Meeting dates 2021

Proposed meeting dates for 2021 are:

1st February, 1st March 12th April 10th May 7th June 5th July
No meeting in August 6th September 4th October 1st November 6th December

Parish Matters

The Clerk has received a request from a resident of White Lee Avenue asking for a tree to be trimmed on the tram tracks. I've checked this out with the tree officer at Pendle Council and he has given some guidance.

Planning

20/0853/HHO

Address:

2 Pendle View Winewall Colne Lancashire BB8 8BP

Proposal:

Full: Demolition of existing timber structure and erection of a single storey detached double garage.

Comments: The Councillors have no objections with this application. It appears to be in-keeping with its surroundings, and the materials that are to be used are sympathetic to the existing property.

20/0830/LBC

Address:

Stable Cottage Far Wanless Farm Hollin Hall Trawden Lancashire BB8 8QE

Proposal:

Listed Building Consent: Proposed internal first floor alterations to form new shower room, ensuite, and altered partitions and replacement of an external door.

Comments:

The Councillors have no objections with this application.

20/0829/HHO

Address:

Stable Cottage Far Wanless Farm Hollin Hall Trawden Lancashire BB8 8QE

Proposal:

Full: Replacement of external door.

Comments:

The Councillors have no objections with this application.

20/0739/REM

Address:

Stunstead House Stunstead Road Trawden Colne Lancashire BB8 8QB

Proposal:

Reserved Matters: Erection of a dwelling (Access, Appearance, Landscaping, Layout and Scale) of Outline Permission 17/0539/OUT.

Comments: The Councillors feel that, as this property would be very close to listed buildings, it would seem vastly out of character with the hamlet of Stunstead. Although they are not against the design, the position of this is wrong. Stunstead can be seen from so many places in Trawden as it is placed across the valley from most of the

residential areas.

The Local Development Framework for Pendle, Conservation Area Design and Development Guidance, Supplementary planning document 2008 section 2.1 for new development states:

General Principles: Proposals for new development should always seek to preserve or enhance the character of the conservation area. Proposals should be developed taking into consideration the context of the conservation area and the buildings within it.

Stunstead is an historic area, with nos 3,4 & 5 actual listed buildings. The proposal although uses some traditional materials, uses other modern materials and is very modern in style which does not enhance the traditionally built houses around it.

Character: New development should consider and respect local character and distinctiveness, as appropriate to each conservation area.

This is not in keeping with existing character, it is introducing modern architecture in a very historic area.

Groups: New development should demonstrate a relationship to existing groups of buildings, or take an opportunity to create new groups

You can see from the comparisons above that this overshadows existing buildings and does not complement them at all, in fact will be restricting views of them from certain areas.

Massing: New development should respect the scale, proportion, height and massing of surrounding buildings.

The outline planning permission was for a bungalow. This is a 2-story building that appears to remove the view for the existing house across the valley and on the reverse obscuring them from view.

Architectural Detailing: New development should use good quality and predominantly natural building materials, be well detailed, and respect local architectural detailing and style.

Whilst some of the material appears to be traditional, other parts are of modern material. The design is very modern in a very old area of the village. Which do not go hand in hand.

Views: New development should protect and enhance valued views and vistas

This area can be seen from many places across the valley so will have a great impact.

Open spaces and the natural Landscape: Where open space and natural landscape forms a valuable part of a conservation area or its setting, the benefits of any new development should be assessed against the objective of preserving or enhancing the character of the conservation area

This is introducing a new style and does not enhance the character of a conservation area.

Using the old stone is good and is in keeping, but the zinc roof is a more industrial look. Maybe it could be screened by landscaping?

The architect appears to have tried to make this building have a low visual impact and have

included good modern features in the design. However, it is the big square section of the house that seems totally out of keeping with the neighbourhood,

We have a responsibility to maintain the historic ambience of the area and, though the house is liked in many ways, this flat-roofed style is not appropriate for the location within a Conservation Area.

Cllr MacDonald has raised a concern with the Clerk that patio doors have been installed at the gable end of 13 Back Lane. I have queried this with planning, and they have raised an enquiry to investigate. Reference number PLE/21/0066

Correspondence

Thank you emails and cards received from the Church, Brownies, Guides and Cubs for the donations.

Finance

Trawden in Bloom

Parish Council

AOB

Advice received that the appeal to convert an outbuilding at Pine Garth has been dismissed at appeal.