



Minutes of the Kelbrook & Sough Neighbourhood Plan Steering Group

Meeting no 17

Date and time: 15th April 2020 at 19.00.

Venue: Skype Conference all

Attendees:

Debbie Richardson (Chair), Garry Wilson, Steve Petrovic, Linda Petrovic, Val Kimberley, Audrey Wilson, Christine Wheatley, Alan Wheatley

Apologies

Matthew Kennedy, Paul Maskell, Isabel Wood, Andrew Oliver,

17.1 The previous minutes were approved. Proposed by G. Wilson and seconded by L. Petrovic.

17.2 Actions from Minutes – see separate document on updated actions

17.3 Action 8.6. SP has loaded his photos onto Dropbox. AIW said he had a number of photos of the parish which he will load into Dropbox, however he has had some problems with his computer.

17.4 SP was thanked for the range of photos he has loaded into Dropbox. Some of these are excellent photos. A discussion was held about the use of views in the plan and where we what photos we think would add value. It was agreed that we would need to do the following:-

a. ' Gateway 'views by both vehicles and by footpaths

b. Views of the potential development sites

c. Pictorial views taken high up (possibly by drone) would ensure that the scenic views required, would ensure that at Assessment stage the assessor would understand the very rural nature of Kelbrook and Sough. Given that 72% of the land is given to farming with Kelbrook village set in the historical context of that farming settlement , we wish the photographs to clearly demonstrate that. Discussion of the use of a drone could be used but there are enough high points in the Parish to get good photographs.

Once we can meet in person, we can discuss the final photographs to be used. Anyone with suitable photos should load these onto Dropbox.

17.5 **Transport and Parking.** Using the data from the recent survey there is congestion within the village, and a significant amount of vehicles passing along Main Street and Waterloo road. Additionally, there are always parked cars along these roads at most times of the day, turning the roads effectively into single tracks. It was suggested that photographs would also be included in the policy.

Action 17.1 DR to further research 'what within a small rural villages is an acceptable amount of average car movements'

17.6 AuW, GW and DR has produced a first draft of the village assessment and housing design policies. Suggestion that the section on Brick is removed since we do not wish to encourage brick built houses that are not in keeping with the rest of the village. The section on garages should be strengthened to say that their use should not be changed. Action 17.2 All to send any further comments to DR



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- 17.7 During the development of the housing design information, a number of issues were raised. These were each discussed to agree whether they should be a policy, an action or a recommendation. The table of information is at the end of the minutes. Action 17.3 DR to check on the inclusion of the Policies and Action plan for Parish Council. Action 17.4 GW to write policy on maintaining river banks
- 17.8 Due to the pandemic the earliest that we can hold a referendum is May 2021. What is not clear is if the examination can go ahead. The letter states that Plans already being examined can go ahead. Agreement that we would continue on the documentation to get it to a point where it could be examined. Action 17.5 DR to clarify with Matthew Kennedy
- 17.9 No further updates were available since AW and CW have been away although the transport area is being progressed with the traffic surveys.
- 17.10 Due to the coronavirus pandemic, meetings cannot be held in the Village Hall until further notice so meetings will be held by video conferencing
- 17.11 There being no other business, the meeting was closed.

Next Meeting – Wednesday 20th May at 7.00pm.

A Wilson, Secretary

A reminder of the next meetings are as follows and are all at 7pm in The Village Hall.
Wednesday June 17th

Table of Issues Raised and Actions to be taken

	Issue	Action
	Issues relating to Kelbrook and Sough development	
1	Future expansion of the village’s footprint must not detract from the surrounding landscape.	This should be included in the one of the policies
2	Development in, on or near the boundaries of, the village must seek to maintain development below the skylines which currently exist from all village viewpoints.	This should be included in the one of the policies
3	The open approach of the country lanes into the village, with their wide verges and distant views, should be retained and protected.	This should be included in the one of the policies
4	Hedgerows adjacent to roads should be retained wherever possible in order to maintain the character of the area	This should be included in the one of the policies
	Issues for Kelbrook and Sough with respect to village gateways	
5	The potential beginning of ribbon development along the approach roads to the village must not be permitted	This should be included in the Strategic Gap Policy
6	Encroachment of urban features and character into adjacent open rural areas must be avoided.	This should be included in the Strategic Gap Policy although, given all the sites except one are greenfield sites, this may not work as a policy.
	Issues for Kelbrook and Sough for trees and hedges.	
7	Loss of boundary hedges and walls or the merging of fields without good cause	This should be in the environment policy however, there should be an addition requirement to put in additional tree planting
8	Poor maintenace of walls and stiles.	The maintenance of stiles is an action for the Parish Council. The maintenance of walls is the responsibility of the landowner however this could be actions by the Parish Council. These are not directly policies for the NP.
9	Loss of trees and woodland throughout the area.	It was noted that trees that are on a green space on the main road of Kelbrook appear to be diseased. An action that the Parish Council will look into the regular maintenance and / or replacement of trees within the village, for example, identifying any trees that are diseased and need removal.
10	Agreement to TPOs	This is an action for the Parish Council to agree with Pendle Council
	Issues for Kelbrook and Sough for footpaths	
11	Safeguard the existing network of paths and walks in and around the village and ensuring that they	Pendle has a Definitive Map that is part of the Lancashire Map. It is an exercise for the

	are identified on the Definitive Map.	Parish Council to identify and maintain the network of pathways. Styles and Footpaths - Signposting is very poor in some parts of the Parish. DR has the email for the person at Pendle Council responsible for footpaths. In the NP - Action for improvement for the Parish Council. There was a recommendation that any new styles made are to be user and dog friendly.
	Issues for Kelbrook and Sough for village character	
12	Signage	Action for Parish Council: To improve signage , ensuring that visitors know where the places of interest are in the village.
13	Agreement to identify	Action for Parish Council : An agreement to be put into place with the Kelbrook residents who live in historical houses to display a plaque or similar.
14	Compilation and availability of historical detailed information	Action for Parish Council
15	Acceptance and maintenance of character areas	Action for Parish Council
	Issues for Kelbrook for flooding	
16	Maintenance of the bank when required by riparian owners	GW to define a policy for this that can be included
	Issues for Kelbrook – water and flooding	
17	Maintenance of the Victorian surface water drainage system which, according to Pendle drainage officer, now has a reduced bore which may require high pressure cleaning or excavation to remedy	Include in the drainage policy as evidence
18	Maintenance of under-dwelling surface water drainage system	Include in the drainage policy as evidence
19	Reducing the water flow upstream to slow down flooding at all points to Earby	Already in water/flooding policy
20	Ensuring that existing surface water drainage users are not harmed by new development.	Already in water/flooding policy
21	Ensuring that new developments do not add to the problem by the inclusion of SuDS systems	Already in water/flooding policy
22	Ensuring that SuDS systems do not add to the problem by including the following planning constraints a) SuDS systems shall be situated above ground and landscaped so that the working efficiency of the system can be easily determined. b) Sufficient monies shall be placed into escrow to ensure that neither the residents nor the council shall be burdened by SuDS failure. c) The maintenance of SuDS systems may not be sold or divested by the developer.	Already in water/flooding policy
23	Water minimisation technologies shall be incorporated into any development	Add to water/flooding policy

24	Developments should use soak away technology where possible to avoid depletion of ground water	Add to water/flooding policy
	Issues for Kelbrook and Sough – Parking/Traffic	
25	Each new development must incorporate an electric vehicle charging point at each dwelling.	Already in parking policy
26	There must be charging points available for visitors within the village	Action for Parish Council
27	Residents must not be disadvantaged by any additional load placed upon the local electricity supply. At present electricity suppliers do not form part of the standard consultee list. When the suppliers have been consulted, they have, it would appear, always stated that supply would be sufficient and not detrimental to existing users. This is because, since deregulation, the suppliers are the retailers not the generators. Northern Powergrid are the generators for this area and maintain the supply. They have stated in 2016 that they will not increase capacity to Kelbrook by way of new infrastructure, but will ensure their supply by improving the maintenance regime Northern Powergrid publish a number of pertinent statistics. First, the average actual number of outages and their duration, and the average target number of outages and duration. The target figures are higher than actual. In the case of Kelbrook, 2017, 2018 and 2019 saw Northern Powergrid fail to maintain supply at either level. For the past three years (2017-2019) the number of outages has been greater than both actual and target and the duration has been longer than actual and target.	Evidence for relevant policy
28	The installation of solar panels should be encouraged where appropriate and houses should be oriented to accommodate this.	Check if in a policy
29	The use of external solar powered lighting should be encouraged	Add to policy
30	The installation of small scale (single household supplementary) windpower generation should be encouraged where appropriate	Didn't discuss this but since there isn't any suitable on the market – not sure we want to make it a policy
	Issues for Parking/Traffic	
31	Every new dwelling shall have two garage spaces and a drive where at least one additional car may be parked.	Already in the policy
32	Garages may not be modified to become dwellings or additional rooms and must retain their original purpose.	Policy wording to be strengthened
33	Signage for the village shall be made of rustic materials and shall encourage slower, safer driving, e.g "You are now entering the village of Kelbrook"	Action for Parish Council
34	The village residents and parish council shall be	Action for Parish Council



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	encouraged to create significant areas at the village gateways which encourage vehicles to slow down, e.g. major planting schemes.	
35	Agreement should be reached where possible, to reduce parking on the A56.	Action for Parish Council