



## **Minutes of the Kelbrook & Sough Neighbourhood Plan Steering Group**

Meeting no 15

Date and time: 19th February 2020 at 19.00.

Venue: Kelbrook and Sough Village Hall

Attendees:

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

Apologies

Matthew Kennedy, Paul Maskell, Isabel Wood, Andrew Oliver, Christine Wheatley, Alan Wheatley

- 15.1 The previous minutes were approved. Proposed by L. Petrovic and seconded by S. Petrovic.
- 15.2 Actions from Minutes – see separate document on updated actions
- 15.3 Action 12.1 In April, the Steering Group will look at our existing photographs of Kelbrook views, agree and decide which of the views require protection and why. We will then identify which remaining views still required to be photographed.
- 15.4 Following on the transport policy, DR has contacted Lancashire County Council and 3 recommended companies to get quotes to complete a traffic survey in the villages. An order has been placed with Streetwise who will be placing three survey points in the Parish, one on Main Street, one on Waterloo Road and one on A56 in Sough. The Survey will be conducted from 27th of February to the 3rd March). The data provided will include the volume of traffic, the type of vehicle and the speed. ACTION 15.1 DR will inform the villagers on Facebook about the forthcoming village traffic survey.
- 15.4 Action 14.4 VK has written up further information on farming and has sent this to DR for inclusion in the plan.
- 15.5 DR and GW met to discuss how to progress the Landscape Character Assessment (LCA). DR had found a format to use and has drafted the information for six character areas – Kelbrook and Roger Moor, Upland Pastures, Kelbrook, Industrial areas, Sough, Area west of A56. This has been passed to GW to add further information on history, trees and biodiversity. The group recognised the hard work that DR has put into the research and preparation of the document so far.
- 15.6 GW has looked at The Red List which includes a number of creatures that habitat around the village. One of the exercises that will be undertaken is to establish their existence. The same will be undertaken for flora. GW is also looking at the history of the landscape and has discovered the start of a Roman Road. He will investigate this in more detail.
- 15.7 Following further investigation, DR has discovered that some plans are underpinned with a Village Character Assessment (VCA) as well as LCA so further work will be done to define the villages. This means that the LCAs will cover – Kelbrook and Roger Moor, Upland Pastures, Area west of A56 and north of Barnoldswick Road, Area west of A56 and south of Barnoldswick Road (flood plain)
- 15.7 For the VCA, Sough has very little of unique interest with a variety of housing built over the last century. Kelbrook has a number of potential character areas that will be defined. The historical information provided by GW will be used to clarify this.

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15.8 DR has been investigating how to define housing design to be documented within the plan. Using data from the Land Registry since 1995, DR has analysed house prices and how many sales/changes of ownership have been recorded. The initial analysis indicates that our community is a stable community and that people move here to stay without a very high turnover of ownership.

	Owners since 1995	1	2	3	4	5 or more	Coun- cil	Total houses	Average price since 2015
<b>SOUGH</b>									
Arthur St		4	7	9	1	9		30	105,605
Clifton St		2	2	4		3		11	91,933
Holme Close		13	3	2				18	222,500
Park Side		2	1	2	2			7	228,500
Colne Road		20	34	10	1			65	232,921
		41	47	27	4	12	0	131	176,292
Percentage of total properties		31.30	35.88	20.61	3.05	9.16	0.00		

	sales 2010- 2015	sales since 2015
<b>SOUGH</b>		
	8	8
	1	6
	2	1
	2	2
	5	7
	18	24
Percentage of total properties	13.74	18.32

	Owners since 1995	1	2	3	4	5 or more	Coun- cil	Total houses	Average price since 2015
<b>KELBROOK</b>									
Church Lane		1	2	1				4	322,000
Cob Lane			6	1			2	9	80,250
Dotcliffe Road		6	16	4			13	39	119,150
Millbeck Lane		9	5					14	178,500
Forts Buildings			4					4	175,000
Harden Road		1	3	1				5	254,667



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High Fold	1		1			2	110,000
Low fold	1	2				3	300,000
Main St	8	7	4	6		25	212,750
Old Stone Trough Lane	9	9	2			20	497,500
Quernmore	19	7	7			33	181,500
School Street		2				2	206,000
Unity Street	1	1	3	3		8	127,000
Vicarage Road	5	3	4	5	1	18	134,700
Waterloo Road	11	9	12	3	2	37	144,094
Colne Road	4	12	8	2	4	30	135,727
	76	88	48	19	7	15	<b>253</b>
Percentage of total properties	30.04	34.78	18.97	7.51	2.77	5.93	<b>198,677</b>

	<b>sales 2010- 2015</b>	<b>sales since 2015</b>
<b>KELBROOK</b>		
	0	2
	2	2
	1	6
	1	3
		1
	2	3
		1
		1
	4	4
		2
	4	2
		2
	1	2
	1	5
	3	8
	4	11
	23	55
Percentage of total	9.09	21.74

15.9 DR has written to the owners of the sites to ascertain if the sites are still available to develop. The owners of sites PO68 and P183 have not as yet been contactable. Action 15.2 For site P183, VK will try to contact the owners.



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15.10 There was a discussion on ‘ energy services ‘ to current homes within the village, and it was agreed that a policy will be developed which includes a section ensuring that the current population is not adversely impacted upon by a lack of sufficient services

15.11 Update on policies. Attached to the minutes is the update to the section on farming.

15.12 No further updates were available since AW and CW have been away although the transport area is being progressed with the traffic surveys.

15.13 There being no other business, the meeting was closed.

Next Meeting – Wednesday 25th March 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 April 1 th

Wednesday May 20th

Wednesday June 17th