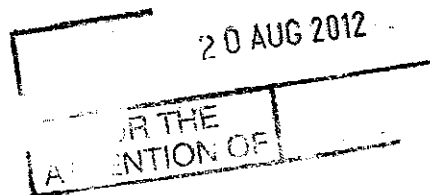


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WISWELL PARISH COUNCIL

Chairman - Councillor J H Strong



Kemple View
Pendleton Road
Wiswell
Clitheroe
Lancashire
BB7 9BZ

Tel: 01254 823257

Email: parish.council@wiswell.plus.com

Mr J Macholc
Head of Planning Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

13th August 2012

Dear Mr Macholc

Planning Application No: 3/2012/0623

Outline application with all matters reserved for residential development of 23 dwellings with access, parking and associated landscaping following demolition of nos 23 and 25 Old Row

Land at 23-25 Old Row, Barrow, Clitheroe, Lancashire

The above application has been considered by Members of the Parish Council. They strongly object to the proposals and have made the following comments:

The Site:

1. There is only a small area of land on the proposed site that falls under DWLP policy G4 within the defined village settlement boundary. The majority of the site falls within policies G5 and G6 and the proposal cannot be described as infill development.
2. Part of the site is designated as an 'Essential Open Space' and this proposal would compromise the visual quality and value and general openness of the site for nearby residents. Therefore, the proposal is contrary to Policy G6.
3. Approval for this proposal would set a precedent for other similar land sites in the area, allowing them to be opened up for development.

Demolition of 25 Old Row:

1. The Parish Council strongly objects to the demolition of 25 Old Row and views the building as important to Barrow's industrial heritage. Members are currently looking into the possibility of registering the property under the Townscape Merit scheme or as a Listed Building.
2. The Parish Council understands that the property at 25 Old Row was originally known as Barrow House and is thought to have been built before 1830 as a house for the first Barrow Printworks owner. It is shown on the Ordnance Survey map of 1844.

3. Perhaps, rather than demolishing it, the property could be turned back into a Public House for the growing population, or converted into a home, with provision made to preserve the outside appearance of the building? This would ensure that the unified appearance of the properties on Whalley Road is maintained and the history of Barrow is preserved.

Demolition of 23 Old Row:

1. There are no supporting documents to demonstrate how the proposed demolition will affect the property at 21 Old Row. Will there be a structural engineers report? Also, how will the safety of surrounding residents be safeguarded with regard to the potential release of hazardous asbestos etc. once building work begins?
2. Although the property at 23 Old Row has been left empty for many years, it would make a perfectly good home if modernised. Demolition of this property is unnecessary and the Parish Council strongly objects.

Highway issues:

1. The area of Whalley Road near to the proposed access is mainly fronted by older terraced properties without garages and parking so traffic conditions are already hazardous. The proposed development would result in an increase of traffic movement and extra parking on Whalley Road, which would reduce it to a single lane road.
2. The local transport system is already at capacity and cannot cope with any extra cars. Traffic often comes to a standstill as buses, large vehicles etc are unable to pass each another, especially during school drop off and pick up times.
3. The proposed development would result in the loss of many existing parking spaces. There is no public car park in Barrow and residents, visitors, patrons of the Chinese restaurant and Public House and parents of school children often have problems finding somewhere to park.
4. There is an agreement between Admiral Taverns and Barrow Primary School to allow parents of pupils to use the car park. If this agreement is terminated, there would be heavy congestion on Whalley Road at peak times, making the road more dangerous than it already is. This would undoubtedly lead to conflict with police patrols and angry residents.
5. Barrow Primary School is over-subscribed and the children from this development will not automatically gain entry thus further adding to existing traffic chaos.
6. Public transport in Barrow would be further delayed by traffic congestion and people using this would probably be late for work or school.
7. The site traffic would bring considerable problems to such a built up area. Having large heavy vehicles using Whalley Road on a constant basis would be very dangerous for pupils walking to school, bring traffic to a constant gridlock situation and affect the quality of life of nearby residents due to dust and noise pollution.
8. Part of the proposed site has been incorporated into the Printworks site. As recommended by ICC Highways Department, could this development be accessed via the roundabout on the A59 rather than from Whalley Road? A similar plan was approved for the nearby Barrow Brook development and this has been successful in limiting traffic congestion.

Sewerage facilities:

1. The sewerage facilities in Barrow at present are inadequate. Building work has not yet been completed on the Printworks site and the effect of adding these extra houses to the system will greatly worsen the situation.

2. United Utilities have advised that their local sewerage systems are nearing capacity and the application contains insufficient information to support the proposal. United Utilities must be fully consulted, especially in view of the sewage problems recently experienced by Barrow residents.
3. Residents close to the recently installed sewage storage tank have seen liquid seeping from a pipe on top of the tank, seen raw sewage coming through grates in the fields adjacent to village allotments and have had their homes polluted with raw sewage. These incidents often occur in heavy rain and demonstrate that the current system cannot cope and is putting people's health and property at risk.

Infrastructure within Barrow:

1. Barrow does not have sufficient infrastructure to support the current community and it cannot accommodate further residential developments. The majority of residents travel to Whalley and Clitheroe or even further to obtain the services they require.
2. There are insufficient educational vacancies at Barrow Primary School (or surrounding schools) to accommodate this development.

Public footpath:

1. A public footpath runs through the site and this must be maintained and protected.

Parking for existing properties:

1. The Parish Council welcomes the proposed parking allocation at the rear of Old Row for existing properties and if the application is approved, recommends that the provision is included within a legal document (s106 agreement).

Supporting documents:

1. Photographs accompanying the application are labelled incorrectly and this gives a false impression of the location and condition of the buildings proposed for demolition. Appendix A, historical plan, photo A states 'front view of La Taverna Restaurant' but this is in fact the side view taken from the access road leading to the car park. The front of the restaurant faces Whalley Road and no photographs are provided of this or the adjoining cottage at 23 Old Row.
2. The Design and Access Statement, paragraph 2.5 states that the adjoining Printworks site has 'consent for live-work units, the Aspire Centre and a significant amount of class B1 employment floor space'. This is incorrect and demonstrates a lack of research into the local community.

Yours sincerely

Victoria Wilson

Mrs Victoria Wilson
Clerk to the Parish Council