

# WISWELL PARISH COUNCIL

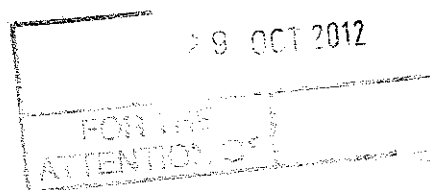
Chairman – Councillor J H Strong

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Mr J Machole  
Head of Planning Services  
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Clitheroe  
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BB7 2RA



25<sup>th</sup> October 2012

Dear Mr Machole

**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 no.s 23 and 25 Old Row**

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

Further to the Parish Council's letter dated 13<sup>th</sup> August 2012 and Mr Sharpe's email dated 18<sup>th</sup> October 2012, Members of the Parish Council wish to repeat their objections to the planning application at 23-25 Old Row in Barrow. It is understood that the application will be considered by RVBC Planning Committee on 8<sup>th</sup> November 2012.

The Parish Council strongly opposes the demolition of the building at 25 Old Row and views the building as extremely important to Barrow's industrial heritage. The Parish Council understands that the property 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 first Ordnance Survey map of 1844.

The Parish Council would like the building at 25 Old Row to be recognised as a Non-Designated Heritage Asset and protected from demolition. Members understand that although encouraged to do so by English Heritage, RVBC do not maintain a Local List but are required to consider an application. The Parish Council first requested the information to prepare an application from Mr Colin Sharpe on 13<sup>th</sup> August 2012 but despite several reminders, only received a reply on 18<sup>th</sup> October 2012. In view of the timescales involved, it has not yet been possible for the Parish Council to prepare a detailed examination of the building's evidential, historical, aesthetic and communal values.

The developers have stated that demolition of 23-25 Old Row is required for access purposes. However, it is noted that replacement dwellings will be erected on the footprint of these buildings and it is unclear exactly how access to the site will be improved.

The Parish Council requests that, rather than demolishing the buildings, further consideration is given to the possibility of turning the properties back into a Public House for the growing population, or converting them into homes or apartments, with provision made to preserve the outside 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.

It must be remembered that neglect of a property is NOT a justification for its demolition, as detailed in NPPF paragraphs 126-141.

The Parish Council is disappointed that ICC's Archaeology Service has not been fully consulted on this application. The application involves the demolition of a building which is regarded as an important link to the industrial heritage of Barrow. LCAS was not made aware of this significance and the Parish Council requests that they are given the opportunity to fully consider the implications of demolition and prepare a Heritage Statement.

In addition, ICAS's letter dated 17<sup>th</sup> August 2012 requested that an archaeological survey is carried out before a determination is made and it appears that this information has not yet been submitted. The land has been identified as a site with a high potential to have archaeological deposits. The Parish Council requests that this survey is submitted and RVBC's Planning Committee is presented with all of the facts to reach an informed decision.

The Parish Council requests that a Structural Engineer's Report is also carried out to establish the consequences for the remaining properties on Old Row if the buildings at 23-25 Old Row are demolished and the results are made available. Members are concerned that the demolition would destabilise the row of terrace cottages (with cellars) and cannot see any evidence that their concerns have been addressed. If permission is granted for the demolition, perhaps the developers might consider leaving the property at 23 Old Row intact to limit the effects on neighbouring buildings.

The Parish Council were very surprised to read that Mr Martin Nugent of ICC had 'no objections to the application on highway safety grounds.' The proposals will have a significant effect on highways in the village and Members believe the safety of road users will be compromised. Removing the existing car park will mean that residents and parents using the local school will have to park on Whalley Road. This causes safety issues as pedestrians have to cross busy roads, negotiate round parked cars (often parked on the pavement to create more space for passing vehicles on the narrow road) and vehicles turning into the new development. Residents fear a return to the overcrowded road conditions which existed before the bypass was built.

Again, the Parish Council requests that this development is 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 and ensuring residents' safety.

Under the terms of the emerging Core Strategy, Barrow is not identified as a key service centre. As more weight is now being applied to this document, further development in Barrow cannot be justified at this time. Barrow has already had its share of development and further development will change the village beyond recognition and should be resisted for the sake of the village's residents.

The scale of ongoing development in the village must be appreciated. Since 2008, RVBC has approved plans for 115 new houses in Barrow. There are also outstanding decisions on applications for 631 new houses and 2 applications to develop surrounding agricultural land for industrial use.

Finally, should the planning application be approved, the Parish Council requests that the developer makes a financial contribution towards the community, perhaps in the form of funds to regenerate and maintain the nearby Barrow Playing Field. The Playing Field is a valuable village asset and requires significant funds for it to be brought up to the standard required for a village with such an increased population.

Yours sincerely

*Victoria Wilson*

Mrs Victoria Wilson  
Clerk to the Parish Council