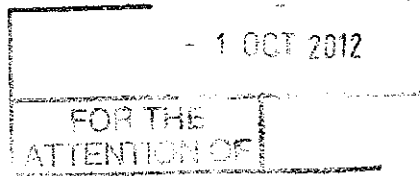


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WISWELL PARISH COUNCIL

Chairman - Councillor J H Strong



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

25th September 2012

Dear Mr Macholc

Planning Application No: 3/2012/0739

Outline planning application with all matters reserved for up to 13,000 sq.m. of mixed use class B1, B2 and B8 employment floorspace with access and assorted landscaping Land north of Barrow Brook Business Village, Barrow, Clitheroe, Lancashire

The above application has now been considered by the Parish Council and Members wish to object in order to safeguard the village and its surrounding areas. They wish to make the following observations:

1. The land contained in the planning application is a Greenfield site and is currently used for agricultural grazing. It has never been part of the Barrow Printworks site and Members believe that it should remain as agricultural land. No Greenfield sites should be given planning permission for change of use until all the sites already designated as employment land and contained in the nearby Enterprise Zone are used for that purpose.
2. Members are surprised that the developers have submitted an application for change of use as there appears to be no interest in commercial development in this area of the Ribble Valley. Land nearby designated as 'employment use' has recently become residential property after failing to attract any commercial interest. Also, an ongoing planning application for residential development on a nearby site designated for light industrial use refers to a complete lack of commercial interest. In the current financial situation, it is very unlikely that there will be any commercial interest in the near future.
3. Members are concerned that a planning application for residential development will be made on this land in the future if an application for change of use is approved but there is no interest in commercial activity. Is this application a back-door attempt to obtain residential planning permission?

4. Whilst the Parish Council welcomes employment opportunities for local people, it should not be at the expense of Greenfield sites when land nearby is already designated as employment land.
5. Perhaps planning permission should be refused until the results of the Core Strategy are published.
6. Members are concerned by the layout of the proposed development and the close proximity of the large warehouses (1 and 2) which are in full view of the houses at Old Row and Barrow Primary School. The warehouses would be an eyesore, be intrusive in a rural environment and have a negative impact on residential amenities.
7. It is not clear from the application what the warehouses will be used for. Any form of manufacturing might be detrimental to the local community and there would need to be strict controls on the activities of the other units regarding noise, pollution etc. to protect nearby residents.
8. The application form is incorrect as the proposed site is within 20 metres of a watercourse. There is a brook running down the boundary with the Total Foods warehouse and Barrow Playing Field.
9. Members are concerned that the public footpath which runs through the proposed site appears to have been moved around the sites boundaries.
10. On the proposed site map, an arrow is shown on the road stating 'possible extension of road for future development'. Does this mean that even more land is to be opened up for some sort of development?
11. Members wish to point out that the village's sewerage facilities are insufficient to cope with any further development. They also have concerns regarding surface water on the site and whether the development would increase the pressure on the water systems and cause flooding in the cellars on Old Row.
12. The surrounding green areas of the village must be protected and Members are concerned that the village is slowly losing its habitats for birds, bats and wildlife.

Yours sincerely

Victoria Wilson

Mrs Victoria Wilson
Clerk to the Parish Council