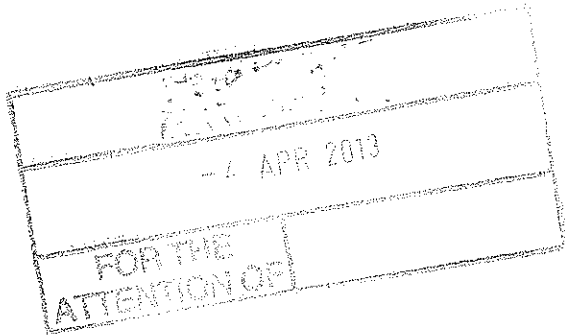


WISWELL PARISH COUNCIL

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

27th March 2013

Dear Mr Macholc

Planning Application No: 3/2013/0169

**Proposed demolition of existing buildings on site and erection of a 29 unit housing scheme with associated car parking, landscaping and highway works
Pendle Garage, Clitheroe Road, Barrow, Lancashire**

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

1. 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. This application is an attempt to pre-empt the Core Strategy and a decision should be delayed until the document is finalised.
2. In recent years, there has been a succession of applications to build residential developments in Barrow and the cumulative effect of these must be considered.

The 2010 electoral register in Barrow included a figure of 304 households. Since 2008, RVBC has approved plans for over 250 new dwellings, as well as two separate plans to develop surrounding agricultural land for industrial use. There are also outstanding decisions on applications for over 500 new houses. Members of the Parish Council believe that Barrow has already had its fair share of development in recent years and any further development will change the village beyond recognition and should be resisted for the sake of the village's residents.

3. The proposal is outside of the main settlement and village boundary of Barrow and it does not conform to infill criteria. Approval would set a precedent for other similar sites in the area, allowing them to be opened up for development.
4. The sewerage facility in Barrow at present is inadequate. Building work has not yet been completed on the Printworks site and the effect of adding these extra houses to the system will significantly worsen the situation. Members note that there is no report from United Utilities with the planning application and they must be consulted in view of the sewerage problems recently experienced by Barrow residents. In brief, nearby residents to the recently installed storage tank have had their homes and gardens polluted with raw sewage. They have also seen liquid seeping from a pipe on top of the tank and coming through grates in the fields adjacent to the village allotments. These incidents often occur in heavy rain and provide evidence that the current system cannot cope and is putting people's health and property at risk.
5. The development would result in an increase in traffic movement in and out of the site with extra parking on Clitheroe Road. This would make the road even more hazardous to use in a 40mph zone. The local transport system through Barrow and Whalley is already at capacity and cannot cope with any extra cars and highway safety would be compromised.
6. This proposal does not meet the National Planning Policy Framework (NPPF) for sustainable development. The village has insufficient facilities & infrastructure to support its current population and it cannot accommodate further residential developments. At present, residents are required to travel to Whalley, Clitheroe or even further to obtain the services they require.
7. There are insufficient educational vacancies at Barrow Primary School (or surrounding schools) to accommodate further residential developments in the village. Children from this development will not automatically gain entry to local schools thus further adding to existing traffic problems.
8. Members of the Parish Council were disappointed to note that the planning application does not include any contributions for the benefit of the community in Barrow. Previous large scale planning applications in the village have included contributions under s106 agreements to improve and maintain the local playing field. Although Members of the Parish Council remain opposed to this application, they believe that if it is approved, the developer should be asked to contribute towards the community. The Parish Council would be willing to discuss the needs of the local community with the developer, as appropriate.

Yours sincerely

Victoria Wilson

Mrs Victoria Wilson
Clerk to the Parish Council