

WISWELL PARISH COUNCIL

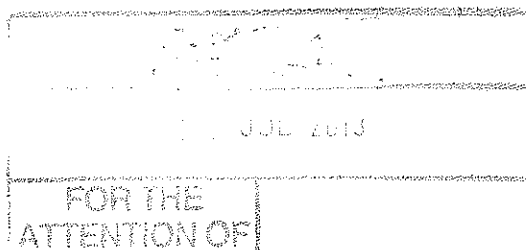
Chairman – Councillor J H Strong

Kemple View
Pendleton Road
Wiswell
Clitheroe
Lancashire
BB7 9BZ

Tel: 01254 823257

Email: parish.council@wiswell.plus.com

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



12th July 2013

Dear Mr Machole

Planning Application No: 3/2013/0511

**Outline application for a proposed residential development (nine dwellings)
Land off Clitheroe Road, Barrow, Clitheroe, Lancashire, BB7 9AQ**

The above application has now been considered by Wiswell Parish Council and Members are concerned that yet another residential development has been proposed in Barrow. Members request that the cumulative effect of recent planning applications in the village is acknowledged, as follows:

1. Planning permission granted and development underway:
 - 101 dwellings by Rowland Homes at Barrow Brook
2. Outline planning permission granted:
 - 7 dwellings on Whiteacre Lane, opposite The Acres
 - 6 dwellings at former nurseries on Whalley Road (Whalley Parish)
 - 7 dwellings adjacent to Ashleigh on Whalley Road
 - 23 dwellings behind Old Row on La Taverna car park
 - 104 dwellings at Printworks site, behind Whiteacre Lane
 - Conversion of agricultural land to light industrial use behind the Barrow Brook Enterprise Park
 - Total of 147 dwellings and loss of agricultural land
3. Application refused, awaiting appeal decision:
 - 504 dwellings on Barrow Lands site on Whalley Road
4. Application refused, awaiting appeal:
 - 190 dwellings on Barrow Lands site on Whalley Road

5. Current planning applications:
 - 9 dwellings adjacent to Ashleigh on Whalley Road
 - 29 dwellings at Pendle Garage on Whalley Road
 - Various single dwellings
 - Total of 41 dwellings
6. Application to be submitted shortly:
 - 62 dwellings at Hansons Garden Centre

If all of the above applications are approved, Barrow would gain an extra 855 dwellings, totally overshadowing the 304 dwellings that existed in 2010. This amount of development is unsustainable. No new infrastructure has been planned for the village and Whalley Road will be unable to cope with the increase in traffic.

With regard to the current application, Members strongly object to the proposals and have made the following comments:

1. The proposal is outside of the main settlement and village boundary of Barrow on land classified as agricultural. It does not incorporate the existing building and does not conform to infill criteria. Approval would set a precedent for other similar land sites in the area, allowing them to be opened up for development.
2. 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.
3. There is no new infrastructure proposed for the development to support the local increase in population. The majority of residents travel to Whalley and Clitheroe or even further to obtain the services they require. There are insufficient educational vacancies at Barrow Primary School (or surrounding schools) to accommodate further residential developments in the village.
4. There would be an increase in traffic movement in and out of the proposed development with extra parking on Clitheroe Road. This would make the road even more hazardous to use in a 40mph zone. The local transport system is already at capacity and cannot cope with any extra cars.
5. A public footpath runs through the site and this must be maintained.

Yours sincerely

Victoria Wilson

Mrs Victoria Wilson
Clerk to the Parish Council