

From: planning

From: Barrow Parish Council [mailto:barrowparishcouncil@gmail.com]

Sent: 18 March 2016 17:10

To: planning

Subject: FAO Robert Major re Consultation on Planning Application 3/2016/0146 Old Row Whalley Road Barrow BB7 9AZ

Dear Sir,

Planning Application 3/2016/0146

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

This planning application was considered at the recent meeting of Barrow Parish Council and Members strongly object to the proposals. The Parish Council questions the demand for extra dwellings in Barrow and supports the views expressed by Wiswell Parish Council against a previous application by the same applicant (ref 3/2012/0623) in correspondence dated 13th August 2012 and 12th October 2012. These comments have been updated and are listed below:

Highway issues:

- 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 effectively reduce it to a single lane road. Residents fear a return to the overcrowded road conditions which existed before the bypass was built.
- The local transport system is already at capacity and cannot cope with any extra cars. Traffic often comes to a standstill as buses and large vehicles are unable to pass each another, especially during school drop off and pick up times.
- There is an agreement between Admiral Taverns and Barrow Primary School to allow parents of pupils to use the car park. Will this agreement continue? If not, 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.
- Barrow Primary School is over-subscribed and the children from this development will not automatically gain entry thus further adding to existing traffic chaos.
- 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.
- Part of the proposed site has been incorporated into the Printworks site. As previously recommended by LCC 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 and ensuring residents' safety.

Sewerage facilities:

- The sewerage facilities in Barrow at present are inadequate. Building work has not yet been completed on the Printworks or Barrowlands site and the effect of adding these extra houses to the system will greatly worsen the situation.
- United Utilities have advised that their local sewerage systems are nearing capacity and the Parish Council are concerned about the effect of adding extra homes following the sewage problems experienced by Barrow residents.
- Residents close to the 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.

Flood Risk:

- The Parish Council was pleased to note that the Flood Risk Management Team at Lancashire County Council has been consulted on the application and hopes that they have now received all of the information to allow them to assess the flood risk.
- The village suffered serious flooding twice in December 2015 and the Parish Council has been in contact with LCC to attempt to minimise the risks of future flooding. However, the potential loss of yet more agricultural land in the village is concerning and if the development is approved, the developers must do everything in their power to reduce flood risks, particularly to residents of Old Row.

Infrastructure within Barrow:

- The development is not sustainable. 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.
- There are insufficient educational vacancies at Barrow Primary School (or surrounding schools) to accommodate this development.

Provision of Car Park:

- The Parish Council notes that the existing car park to the rear of Old Row will remain intact but there is no further information and the plans for this area must be clarified. For example, who will own the car park and who will maintain it? Residents from Old Row require access to the rear of their properties for waste removal etc and this access needs to be formalised in a legal agreement. The car park is currently in a very poor state of repair and will require re-surfacing and a dropped pavement should planning approval be granted.

The Site:

- There is only a small area of land on the proposed site that falls within the defined village settlement boundary. The majority of the site falls outside of the boundary and the proposal cannot be described as infill development.
- 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.

Demolition of 25 Old Row:

- The Parish Council strongly objects to the demolition of 25 Old Row and views the building as important to Barrow's industrial heritage. 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 Ordnance Survey map of 1844.

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

- 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? Members are concerned that the demolition would destabilise the row of terrace cottages (with cellars). Also, how will the safety of surrounding residents be safeguarded with regard to the potential release of hazardous asbestos etc. once building work begins?
- 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.

Archaeology:

- The Parish Council is disappointed that LCC's Archaeology Service has not been consulted on this application. The land has been identified as a site with a high potential to have archaeological deposits and the application involves the demolition of a building which is regarded as an important link to the industrial heritage of Barrow. LCAS has not been made aware of this significance and the Parish Council requests that they are given the opportunity to prepare a Heritage Statement.

Public footpath:

- The public footpath that runs through the site must be maintained and protected.

S106 agreement / Public open Space Contribution:

- The draft s106 legal document details a contribution to RVBC for Public Open Spaces. However, the amount of this contribution is not included and there are no details about where the funds will be spent. Barrow Parish Council requests that if approval is granted, these funds are only to be spent in Barrow in consultation with residents and the Parish Council,

Yours sincerely

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Clerk to Barrow Parish Council*

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