

## Sharon Craig

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**From:** Barrow Parish Council <barrowparishcouncil@gmail.com>  
**Sent:** 06 February 2019 22:14  
**To:** planning  
**Subject:** FAO Robert Major: Consultation on planning application 3/2019/0012 land SW and W of Whalley Road, Barrow, BB7 9XW  
**Attachments:** 19 0012 Consult.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr Major,

Consultation on planning application 3/2019/0012 land SW and W of Whalley Road, Barrow, BB7 9XW

Barrow Parish Council has reviewed the proposals for layout, scale and appearance of this residential development of 233 dwellings and associated works. Whilst the parish council strongly objects to the addition of more houses in Barrow, it accepts that a development on this site received planning consent on appeal in 2014 and the housing numbers are included in the Core Strategy.

Members of the parish council would like to make the following comments on the current application:

1. It should be noted that number 12b on the application form is incorrect as there is a SSI site on the adjacent land.
2. The site is prone to flooding and any recommendations by LCC's flood team should be strictly enforced.
3. It is noted that the application includes an area of public open space with exercise equipment suitable for older children, which was included at the parish council's request. The parish council is very much in favour of including green spaces within new developments and believes that presently, there is a lack of space for older children and adults in the village.
4. The plans show three storey houses fronting onto Whalley Road (eg type Braxton). It is felt that having three storey houses fronting onto the main road through Barrow would be detrimental to the street scene and affect the residential amenity of the homes on the opposite side of Whalley Road. It is hoped that these can be changed to two storey houses to reduce the development's impact on the village.
5. Strict conditions should be set and enforced for HGV delivery times to avoid rush hours and wheel washing facilities to prevent mud on Whalley Road.
6. It is noted that there is no draft s106 agreement amongst the documents submitted. A development of this size would have significant impact on the local community and it is hoped that the developers would be willing to contribute towards improvements in the village. The parish council would be pleased to discuss projects where such a contribution would be appreciated, eg Barrow Playing Field and Trafford Gardens.

Yours sincerely

Mrs Victoria Wilson  
Clerk to Barrow Parish Council



Email: [barrowparishcouncil@gmail.com](mailto:barrowparishcouncil@gmail.com)  
Phone: 07582 670562  
Website: [www.barrowparishcouncil.co.uk](http://www.barrowparishcouncil.co.uk)

----- Forwarded message -----

From: **Jane Tucker** <[Jane.Tucker@ribblevalley.gov.uk](mailto:Jane.Tucker@ribblevalley.gov.uk)>

Date: Wed, 16 Jan 2019 at 12:07

Subject: Consultation on planning application 3/2019/0012 land SW of Barrow and W of Whalley Road, Barrow BB7 9XW

To: Barrow Parish Council <[barrowparishcouncil@gmail.com](mailto:barrowparishcouncil@gmail.com)>, Whalley Parish Council <[clerk@whalleyparishcouncil.org.uk](mailto:clerk@whalleyparishcouncil.org.uk)>, LCC Planning Contributions ([schools.planning@lancashire.gov.uk](mailto:schools.planning@lancashire.gov.uk)) <[schools.planning@lancashire.gov.uk](mailto:schools.planning@lancashire.gov.uk)>, LCC Footpaths ([PROWplanning@lancashire.gov.uk](mailto:PROWplanning@lancashire.gov.uk)) <[PROWplanning@lancashire.gov.uk](mailto:PROWplanning@lancashire.gov.uk)>, LCCHighways ([lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk)) <[lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk)>, LLFA ([suds@lancashire.gov.uk](mailto:suds@lancashire.gov.uk)) <[suds@lancashire.gov.uk](mailto:suds@lancashire.gov.uk)>, Network Rail <[townplanning.lnw@networkrail.co.uk](mailto:townplanning.lnw@networkrail.co.uk)>, Countryside <[countryside@ribblevalley.gov.uk](mailto:countryside@ribblevalley.gov.uk)>, Adrian Harper <[Adrian.Harper@ribblevalley.gov.uk](mailto:Adrian.Harper@ribblevalley.gov.uk)>, Rachael Stott <[Rachael.Stott@ribblevalley.gov.uk](mailto:Rachael.Stott@ribblevalley.gov.uk)>, Colin Hirst <[Colin.Hirst@ribblevalley.gov.uk](mailto:Colin.Hirst@ribblevalley.gov.uk)>, Environment Agency ([CLPlanning@environment-agency.gov.uk](mailto:CLPlanning@environment-agency.gov.uk)) <[CLPlanning@environment-agency.gov.uk](mailto:CLPlanning@environment-agency.gov.uk)>, Electricity North West ([development.plans@enwl.co.uk](mailto:development.plans@enwl.co.uk)) <[development.plans@enwl.co.uk](mailto:development.plans@enwl.co.uk)>, [planning.liaison@uuplc.co.uk](mailto:planning.liaison@uuplc.co.uk) <[planning.liaison@uuplc.co.uk](mailto:planning.liaison@uuplc.co.uk)>

Please will you let Robert Major have your comments on the above planning application? (Please respond to [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk) FAO Robert Major).

The application is a full planning application for details of the layout, scale and appearance of the buildings and landscaping of a residential development of 233 dwellings and associated works.

Here is a link to view the submitted documents on our website

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2019%2F0012](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0012)

**Planning Department, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA**

**T: 01200 425111**

**Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2018)**

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