

## Nicola Gunn

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**From:** Barrow Parish Council <barrowparishcouncil@gmail.com>  
**Sent:** 21 December 2020 11:11  
**To:** Planning  
**Subject:** FAO Adam Birkett: Further consultation on planning application 3/2019/0545 - Land between Clitheroe Road and A59/A671 roundabout junction, Barrow, BB7 9AD  
**Attachments:** 19 0545 reconsult.pdf  
**Categories:** Yellow Category

Dear Mr Birkett,

[Further consultation on planning application 3/2019/0545 - Land between Clitheroe Road and A59/A671 roundabout junction, Barrow, BB7 9AD](#)

Members of Barrow Parish Council have considered the further information submitted in support of the above application and the strong objections raised in our correspondence dated 27th September 2019 still apply. Members cannot see that any of the concerns raised by the parish councils in Whalley, Wiswell or Barrow have been addressed. There is still little justification for a petrol station, coffee shop or additional housing and the impact on the visual amenity and ecology of the area would be significant. Access from the roundabout on the A59 would have a negative impact on highway safety in the area. Also, there is no justification for the claim that the proposed development is an extension of an existing settlement. This is clearly not true as it would remove any green space between Whalley and Barrow, joining the two settlements and further reducing the opportunity for wild habitats in the area.

Yours sincerely,

Mrs Victoria Wilson  
Clerk to Barrow Parish Council



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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:** Thu, 10 Dec 2020 at 16:54  
**Subject:** Further consultation on planning application 3/2019/0545 land between Clitheroe Road and A59/A671 roundabout junction Barrow BB7 9AD  
**To:** 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)>, 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)>, Countryside <[countryside@ribblevalley.gov.uk](mailto:countryside@ribblevalley.gov.uk)>, Environmental Health <[EnvironmentalHealth@ribblevalley.gov.uk](mailto:EnvironmentalHealth@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)>, [planning.liaison@uuplc.co.uk](mailto:planning.liaison@uuplc.co.uk) <[planning.liaison@uuplc.co.uk](mailto:planning.liaison@uuplc.co.uk)>, Barrow Parish Council <[barrowparishcouncil@gmail.com](mailto:barrowparishcouncil@gmail.com)>, Cadent Gas (used to be National Grid)

([plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)) <[plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)>

Cc: Adam Birkett <[Adam.Birkett@ribblevalley.gov.uk](mailto:Adam.Birkett@ribblevalley.gov.uk)>

Further to our email on 13<sup>th</sup> September 2019, we have now received the following additional information:

1. planning support letter (to be read alongside the submitted Planning Statement)
2. market needs supply and demand report for the age-restricted older people's bungalows
3. transport assessment addendum - Revision A
4. revised application arrangement plan - drwg. no. P5035-1150 Rev B
5. revised illustrative masterplan - drwg. no. P5035-SK002 Rev 4
6. LVIA Viewpoint 16 night time photograph taken from the AONB
7. additional photograph of Barrow Brook Enterprise Site - daytime and night time views

Please will you let Adam Birkett have your comments on the new information? (Please respond to [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk) FAO Adam Birkett).

The application is for a Hybrid planning application for mixed use development comprising

a) in full, the erection of 48 bungalows for persons aged 55 years and over (Class C3) and a 64 bedroom care home (Class C2) with vehicular and pedestrian access from Clitheroe Road and associated car parking, landscaping and external

works

b) in full, a drive-thru restaurant (Class A3) and associated customer car parking, landscaping and external works with vehicular access from the A59

c) in outline with all matters reserved except access, employment units (Class B1 and/or Class B2 and/or Class B8 under Class V of Part 3 of Schedule 2

of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) and a petrol filling station (sui generis) and convenience store (Class A1) with associated customer car parking, landscaping and external works and vehicular access from the A59

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%2F0545](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0545)

**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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