

## Nicola Gunn

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**From:** Barrow Parish Council <barrowparishcouncil@gmail.com>  
**Sent:** 04 December 2019 11:41  
**To:** planning; Adam Birkett  
**Subject:** FAO Adam Birkett: Consultation on planning application 3/2019/0907, Land off Clitheroe Road, Whalley, BB7 9AQ

**Categories:** Yellow Category

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Dear Mr Birkett,

### Consultation on planning application 3/2019/0907, Land off Clitheroe Road, Whalley, BB7 9AQ

Members of Barrow Parish Council have considered the above application and strongly object to the proposed new dwelling. They would like the following comments to be considered:

1. The proposed site lies outside of the settlement boundary of Barrow, in open countryside, where there is no justification for the creation of a new dwelling. Giving consent to this application would cause harm to RVBC's development strategy and create a harmful precedent for similar unjustified proposals.
2. The proposed dwelling would result in a cramped and discordant feature that would be detrimental to the character and visual amenity of the surroundings.
3. The Core Strategy states that there is zero need for additional dwellings in Barrow. Also, there is no defined need for additional bungalows in Barrow.
4. The proposed dwelling will cause highway issues for users of the access road and business customers to Dick Leigh Chainsaw Specialists, a business which has been established for over 30 years. The road is very narrow and the proposed site is currently used as a passing place for the newly erected properties and visitors to Ashleigh and the business. Users of this road are already experiencing problems when meeting oncoming vehicles and these issues will be worse with the loss of a passing place. The proposed site was previously referred to as a 'turning area' on plans submitted in 2014, demonstrating its importance to the access road.
5. The proposed site is very small and there is insufficient room for the parking spaces associated with the dwelling. The likelihood of inconsiderate and dangerous parking and vehicle manoeuvring on the access road will be increased.
6. There are no pavements on the access road and there does not appear to be space to include any so pedestrian access to the proposed dwelling causes some concern.
7. The owners of Ashleigh and Dick Leigh Chainsaw specialists have a right of uninterrupted access in their deeds and installed the access road at their own expense. They also funded the widening of the entrance onto Clitheroe Road to improve visibility. The erection of seven new dwellings adjacent to the access road has already had an impact on the accessibility of their property and removing the passing place will be detrimental to their business. The impact that the proposed dwelling would have on the business access and thus economic viability of Dick Leigh Chainsaw Specialists needs to be carefully considered.

8. The public right of way adjacent to the site must be kept clear at all times.

Yours sincerely

Mrs Victoria Wilson  
Clerk to Barrow Parish Council



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