

Nicola Gunn

From: Lorimer, Elliott <Elliott.Lorimer@lancashire.gov.uk>
Sent: 18 November 2019 11:05
To: Adam Birkett
Subject: RE: planning application 3/2019/0545

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Dear Adam

Thank you for bringing this application to my attention. It had somehow not registered as one potentially affecting the AONB.

In terms of the visual impact on the AONB setting, views from within the AONB above Wiswell (viewpoint 16 in the applicant's LVIA as representative) will be negatively impacted; with the distinction/separation between the two settlements of Barrow and Whalley to all intents and purposes being lost.

In addition, the necessary exterior lighting for the overall proposal, but in particular the proposed commercial uses of the site (petrol station, 'drive-thru' and employment units) are likely to have a significantly negative impact not only on the setting of the AONB, but also on the views of the site from within the AONB.

For the above reasons, the Forest of Bowland AONB Partnership wishes to register an objection to the proposal.

Regards
Elliott

Elliott Lorimer
Forest of Bowland AONB Manager

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From: Adam Birkett <Adam.Birkett@ribblevalley.gov.uk>
Sent: 14 November 2019 10:00
To: Lorimer, Elliott <Elliott.Lorimer@lancashire.gov.uk>
Subject: planning application 3/2019/0545
Importance: High

Dear Elliott,

I email regarding a planning application at land between **Clitheroe Road and A59/A671 roundabout junction Barrow BB7 9AD** with the following description:

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

This is a major development adjacent to the A59 and arguably within influencing distance of the AONB. The applicant has provided a LVIA which considers the impact on the FoB AONB and as such I ask if you wish to provide any comments.

Kind Regards,

Adam Birkett | Principal Planning Officer

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA

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

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