



JUDITH DOUGLAS TOWN PLANNING LIMITED

Barrowbridge House, Club Street, Barrow. Lancs BB7 9AY.



Source Google Earth

Application for permission in principle for the construction of up to four dwellings.

Planning Statement JDTPL0501

29.11.2023

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STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR PERMISSION IN PRINCIPLE FOR THE CONSTRUCTION OF UP TO 4 DWELLINGS ON LAND AT BARROWBRIDGE HOUSE, CLUB STREET, BARROW BB7 9AY

1.0 INTRODUCTION

- 1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of an application for permission in principle to construct up to four dwellings on the site of Barrowbridge House, Club Street, Barrow.
- 1.2 The scope of an application for Permission in Principle is limited to location, land use and amount of development. The size of the development has to be less than 1 hectare and the development can be for up to nine dwellings. The matters that are taken into account are location, land use and amount of development and whether these conform to the requirements of the policies in the Council's Core Strategy. If Permission in Principle (PIP) is granted, then a further application for the approval of Technical Details is required before development can take place. The Technical Details consent application would consider the detailed development proposals such as access, drainage, design etc...
- 1.3 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying location plan scale 1:1250 with the site area marked in red. The site area 1951m².

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 The application site is to the rear of 18 to 28 Cockerill Terrace and Sunny Mead, off Whalley Road, Barrow. To the southwest of the site are houses on Brambles Close. There are fields to the north-east and north west. Running through the fields is Barrow Brook. On the site there are two building comprising offices with storage above and workshop occupied by Barrowbridge Construction Ltd and a separate storage building which is rented out to a tenant. The site is occupied by Barrowbridge Construction Ltd. a civil engineering and building company.
- 2.2 Access to the site is along an unadopted side street known as Club Street. Club Street is surfaced, and also provides access to the dwelling Sunny Mead and the back street of Cockerill Terrace. 28 Cockerill Terrace is occupied on the ground floor as a Chinese

restaurant and takeaway. This has an open forecourt. There are footways and street lighting on both sides of Whalley Road. The speed limit is 30mph.

2.3 The entrance to Club Street is 85m from Barrow U.R.C. Primary School. There is a bus stop in both directions along Whalley Road near to the site entrance and close to the school, with services M2 Burnley Clitheroe ½ hourly 22 Clitheroe Shadsworth hourly. 280 Preston Skipton hourly plus schools' services. The site is in flood zone 1 on the GOV.UK website flood maps for planning and area least likely to flood. There are no nearby public footpaths and no nearby listed buildings. The site is not in a conservation area.

2.4 The site is within the settlement boundary of Barrow on Sheet 6 inset 18 of the adopted Ribble Valley Housing and Economic Development Plan, Development Plan Document, Proposals Map.

3 THE PROPOSED DEVELOPMENT

3.1 The application seeks permission in principle for residential development of the land for up to four units.

4.0 SITE HISTORY

4.1 The following applications are relevant to the proposal.

Application	Address	Development	Decision
3/1990/0328	LAND TO THE REAR OF, COCKERILL TERRACE, BARROW, BB6 9AU	RESIDENTIAL DEVELOPMENT	APPROVED WITH CONDITIONS 05/07/1990
3/1993/0207	LAND AT REAR OF, COCKERILL TERRACE, BARROW BB6 9AU	RENEWAL OF OUTLINE CONSENT 3/90/0328 FOR RESIDENTIAL DEVELOPMENT	APPROVED WITH CONDITIONS 22/06/1993
3/1996/0106	LAND TO THE REAR OF, COCKERILL TERRACE, BARROW	RENEWAL OF PLANNING APPLICATION No. 3/93/0207 (RENEWAL OF OUTLINE CONSENT 3/90/0328 FOR RESIDENTIAL DEVELOPMENT)	APPROVED WITH CONDITIONS 23/04/1996
3/1999/0098	LAND REAR OF, COCKERILL TERRACE, BARROW, BB7 9AU	RENEWAL OF OUTLINE CONSENT 3/96/0106 FOR RESIDENTIAL DEVELOPMENT	APPROVED WITH CONDITIONS 06/04/1999
3/2002/0182	REAR OF, COCKERILL TERRACE, BARROW, CLITHEROE	RENEWAL OF OUTLINE CONSENT FOR RESIDENTIAL DEVELOPMENT	APPROVED WITH CONDITIONS 11/06/2002
3/2002/0676	BARROWBRIDGE HOUSE, CLUB STREET, OFF COCKERILL TERRACE, BARROW, CLITHEROE	RETROPECTIVE APPLICATION FOR RE-ROOFING OF EXISTING OFFICES TO REMOVE ASBESTOS CEMENT SHEETING AND REPLACE WITH BOX PROFILE STEEL SHEETING	APPROVED WITH CONDITIONS 08/10/2002

3/2003/0258	BARROWBRIDGE HOUSE, CLUB STREET, BARROW, CLITHEROE	PROPOSED DEMOLITION OF EXISTING WORKSHOP AND RE-CONSTRUCTION	APPROVED WITH CONDITIONS 17/06/2003
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4.2 The Officer report to 3/1990/0328 mentions that the site is an existing builder's yard and adjoins a disused storage depot with outline planning permission for residential development granted in 1988. I assume that the outline development referred to is now Brambles Close.

4.3 An aerial photograph from the 1960's on the Lancashire County Council's mapping service shows the large depot building on the site of Brambles Close and buildings and a yard on the site of Barrowbridge House.

5.0 PLANNING POLICY

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan, unless material considerations indicate otherwise. In this case the relevant parts of the development plan comprise the Ribble Valley Core Strategy (2014) and the National Planning Policy Framework (2023).

5.2 The following policies of the Ribble Valley Core Strategy ('the Core Strategy') are relevant to the determination of this application:

Key Statement DS1: Development Strategy
 Key Statement DS2: Sustainable Development
 Key Statement H1: Housing Provision
 Key Statement EC1: Business and Employment Development
 Key Statement DMI2: Transport Considerations
 Policy DMG1: General Considerations
 Policy DMG2: Strategic Considerations
 Policy DMG3: Transport and Mobility
 Policy DMB1: Supporting Business Growth and the Local Economy

5.3 The National Planning Policy Framework (2023) ('the Framework') sets out the Government's planning policies for England and how they should be applied. It requires local planning authorities to apply a presumption in favour of sustainable development which means, as paragraph 11c explains, that development which accords with an up-to-date development plan should be approved without delay.

5.4 In determining planning applications, paragraph 38 of the Framework expects local planning authorities to approach decisions in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and

environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

National Planning Policy Framework

- 5.5 In national terms the National Planning Policy Framework ("the Framework") provides guidance on housing requirements. Paragraph 68 of the Framework requires local planning authorities to identify a supply of deliverable housing sites to provide five years' worth of their housing requirements. Small to medium sized site can make an important contribution to meeting the housing requirements of and area paragraph 69.

6.0 EVALUATION

- 6.1 *"The purpose of the planning system is to contribute to the achievement of sustainable development"* is the opening statement of section 2 of the Framework. The three overarching objectives of sustainable development are:

"a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

- 6.2 Paragraph 11c) states *"For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay;"*

- 6.3 The main issue is the principle of the development in terms of location, land use and amount of development.

Principle of Housing

- 6.4 The site is within the settlement boundary of Barrow which is a Tier 1 village in Key Statement DS1 of the Ribble Valley Core Strategy. Key Statement DS1, along with Policy DMG2, seeks to ensure that new housing is located within either the three principal settlements of Clitheroe, Whalley or Longridge, the strategic site off Pendle Road Clitheroe or in the Tier 1 villages which are considered to be the more sustainable of the 32 defined settlements. It states the following:

“1. Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.”

- 6.5 Whilst there have been a large number of permissions granted for housing in Barrow the proposed housing numbers for Barrow is not intended to be a ceiling which cannot be exceeded. The proposed additional four dwellings are appropriate to the scale of Barrow as a settlement. In principle the development conforms to the locational policies for new housing set out in the Core Strategy. The site is located close to public transport and so conforms with Key Statement DMI2: Transport Considerations and Policy DMG3: Transport and Mobility.

Loss of employment

- 6.6 Key Statement EC1 of the Core Strategy states *“proposals that result in the loss of existing employment sites to other forms of development will need to demonstrate that there will be no adverse impact on the local economy”* with policy DMB1 further stating that:

Proposals for the development, redevelopment or conversion of sites with employment generating potential in the plan area for alternative uses will be assessed with regard to the following criteria:

1. *The provisions of Policy DMG1, and*
2. *The compatibility of the proposal with the plan policies of the LDF, and*
3. *The environmental benefits to be gained by the community, and*
4. *The economic and social impact caused by loss of employment opportunities to the borough, and*
5. *Any attempts that have been made to secure an alternative employment generating use for the site (must be supported by evidence (such as property agents details including details of marketing and response) that the property/business has been marketed for business use for a minimum period of six months or information that demonstrates to the Council's satisfaction that the current use is not viable for employment purposes).”*

- 6.7 Considering the criteria of DMB1 in turn, criteria (1) the provisions of Policy DMG1: General Considerations are not appropriate to be assessed as part of a PIP application and will be

considered at the Technical Details stage if PIP is granted, except those matters relating to land use which are considered under criteria (3). We have already established that in principle the development accords with Key Statement DS1 and DMG2 and therefore satisfies criteria (2).

6.8 Criteria (3) Environmental benefits to be gained by the community.

The Ordnance Survey Map of 1932 shows the site of Barrowbridge House and Sunnymead to be a bowling green and Working Men's Club. It is understood that the facility belonged to the Barrow Printworks. Certainly, Sunnymead which is now a dwelling, has the appearance of a pavilion on its north-west side and is highly decorated. See photograph 1. It has a date stone of 1912. The aerial photograph from the 1960's available on mariomaps shows an industrial building on the land to the rear of Cockerill Terrace and to the south of the site and the former extensive Barrow Print Works on the east side of Whalley Road. The industrial building was redeveloped for housing in the 1990's and is now Brambles Close. The Barrow Printworks site was redeveloped for housing and is now Barrow Brook Close and Ashburn Close. Historically the employment sites around this part of Barrow have been developed for housing whilst Barrowbridge House is an isolated remnant commercial site.



1 Sunnymead north west elevation



2 Bramble Close adjacent to Barrowbrook House. Buildings at Barrowbridge House indicated by arrows.



3 Relationship of Sunnymead to Barrowbridge House



4 Relationship of Cockerill Terrace to Barrowbridge House.

- 6.9 At the time Brambles Close was constructed, Barrowbridge House was in use as a builder's yard with workshop. 7 and 10 Brambles Close were built very close to the boundary with the builder's yard at approximately 2m and 1m respectively. See image 2. The main elevation of Sunnymead faces directly onto the yard at Barrowbridge House and has only a short garden of approximately 6m. See image 3. The rear elevations of 18 to 22 Cockerill Terrace area approximately 13 m from the nearest building on the Barrowbridge House site. See image 4. This makes these dwellings very susceptible to disturbance from activities at Barrowbridge House.
- 6.10 The applicant's company Barrowbridge Construction Ltd has been based at the site since 2001. They undertake all types of building work. About 80% of their work involves rural estate maintenance and property renovation which can be domestic buildings as well as agricultural buildings. About 20% of their work is erecting industrial and agricultural steel frame buildings. These frames are made by other companies and erected by Barrowbridge Construction Limited. The workshop at the site is used for is steel fabrication and making beef pens and gates and maintenance of vehicles.
- 6.11 The company owns several vehicles including telescopic handler, six vans, a 7.5 tonne truck with a plant trailer, two fork-lift trucks, three 7.5 tonne dumpers, a 3-tonne mini excavator. A

13-tonne excavator visits the site for maintenance. Equipment is stored in the yard including excavator buckets and attachments. Forklift trucks are used for loading and unloading in the yard of items such as brick pallets and roof materials which are stored outside in the yard.

- 6.12 The employees drive to work in their own vehicles. Four staff are based at the site which equates to 8 trips per day to and from work. Each member of staff makes several trips to a construction site averaging 2 or 3 trips per day. There is on average from the site 10-15 trips per week by wagon delivering small items of plant or to move materials such as stone. The telescopic handler makes about 2-3 trips per week.
- 6.13 On average there are 2-3 parcel deliveries per day and general post every day. A 6-wheel 24 tonne flat wagon delivers steel to the site at a frequency of once a week to once a fortnight. The majority of construction materials are delivered to the construction site, but surplus items are returned to the yard.
- 6.14 Barrow Primary School has been extended recently to accommodate an increase in demand for school places. Planning permission was granted Lancashire County Council Planning application LCC/2018/0047 for demolition of existing chapel and hall; construction of replacement single storey extension to front and single storey extension to rear; new canopy; non-floodlit multi use games area (MUGA) indicates". The LCC report to the application stated *"The primary aim of the proposal is to increase the number of pupils admitted to reception year at Barrow Primary School from 20 to 30 with an additional 10 reception places in September 2019 and for each subsequent year resulting in the school's capacity eventually increasing from 140 to 210 pupils. Staff numbers would increase by 2 during the same period. It has been identified that Barrow and surrounding areas will be likely to have a shortage of primary school places due to significant levels of planned housing development combined with higher birth rates."*
- 6.15 The planning documents for the extension to the school indicate an increase in numbers from 140 to 210 which is a 50% increase. It was stated that increase in numbers would be gradual. The Barrow Primary School pupil premium strategy statement published on the 15th December 2022 (see figure 1) states the number of pupils in the school was then 165 showing that the increase in numbers of pupils is gradual and it yet to peak. We can assume that demand for on street parking in the vicinity of the site at school opening and closing time is also yet to peak.

PUPIL PREMIUM STRATEGY STATEMENT

This statement details our school's use of pupil premium (and recovery premium for the 2022 to 2023 academic year) funding to help improve the attainment of our disadvantaged pupils.

It outlines our pupil premium strategy, how we intend to spend the funding in this academic year and the effect that last year's spending of pupil premium had within our school.

School overview

Detail	Data
School name	Barrow URC Primary School
Number of pupils in school	165
Proportion (%) of pupil premium eligible pupils	2.4%
Academic year that our current pupil premium strategy plan covers	2022-23
Date this statement was published	15 th December 2022
Date on which it will be reviewed	December 2023
Statement authorised by	Nicola McArdle Headteacher
Pupil premium lead	Nicola McArdle Headteacher
Governor / Trustee lead	Paul Adnitt Chair of Governors

Figure 1 Barrow Primary School Pupil Premium Strategy Statement 2022-2023

- 6.16 The company receives steel deliveries on a large six-wheel wagon. They have experienced difficulties with steel deliveries unable to access the site due to on-street parking associated with school opening and closing times and residents parking on road in the morning and early evening. The applicant describes on-street parking occurring on both sides of the road and close to the junction of Club Street with Whalley Road. Occasionally at school times parking has occurred across the entrance to Club Street. The presence of parked vehicles prevents large vehicles turning into the site and has resulted in deliveries being aborted leading to extra costs to arrange re-delivery and delays to planned work with the workshop and off-site.
- 6.17 A visit to Barrow on the 27th of November 2023 was undertaken between 8.35 and 9.00am. There was a school crossing patrol. It was observed that there was parking of cars to drop children off at school taking place on both sides of the road. Cars were observed parked on the pavement on the west side of Whalley Road south of the site access see photograph 5 and parking on the north side of the access see photograph 6. The occupants of the vehicles in photograph 6 were observed to accompany children to school. The eastern side of Whalley Road was heavily parked with vehicles. Photograph 7 was taken from the eastern side of Whalley Road looking north. Vehicles were parked along the gable of the Chinese Takeaway on the site access road see photograph 8.

These photographs were taken on the 27.11.2023 at school opening time between 8.35 and 8.50 am.



5 Looking south at the site entrance.



6 Looking north near the site entrance.



7 Looking north opposite the site entrance vehicles parked on both sides of the road.



8 Vehicles parked along the access to the site.

6.18 There is a significant environmental benefit to be gained by the community through the visual and environmental uplift of the replacement of the commercial use with housing development. The activities and traffic associated with the commercial use will cease and be replaced with a wholly compatible residential use and light residential traffic. The potential conflict between commercial vehicles accessing the yard and vehicles and pedestrians associated with school opening and closing times will cease. The outlook from the rear of the terraced houses on Cockerill Terrace and from the main elevation of Sumnynmead will be improved by replacing the commercial buildings and yard areas with dwellings and gardens. The proposal complies with the requirements of DMB1 (3).

Criteria (4) Economic and social impact

6.19 The applicant has run the company for 35 years. He is intending to semi-retire and will continue to run the business from home (within the Borough) retaining the existing employees. He has been gradually reducing the scale of the business. The staff associated with the business are three full-time and one part-time person including the owner. All are self-employed. The business employs one administration person. Therefore, the impacts on the local economy due to the redevelopment of the site would be negligible. The loss of this employment site is unlikely to yield significant impact to the local economy. Any loss is outweighed by the environmental benefits to be gained by the community.

Criteria (5) Alternative employment use

6.20 The last criterion of policy DMB1 states that the proposed development will be assessed against the any attempts that have been made to secure and alternative employment generating use for the site. In this case, the existing use of the site is one which is in conflict with the predominantly residential use around the site and as we have demonstrated there are environmental benefits to be gained by the community through the redevelopment if the site. Historically, all other similar commercial uses in the area have been replaced by housing and indeed planning permission has been granted for housing on the site in the past. In considering the planning balance, the benefit of developing the site for housing with its associated visual and environmental uplift outweighs the loss of the employment generating potential of the site. It is unlikely that any other commercial use of the site and associated activities, noise, and vehicle movements associated with those commercial activities would or could achieve any better compatibility with the surrounding residential uses. They would also be fettered by the existing difficulties in accessing the site with larger vehicles especially for deliveries which is not anticipated to improve due to the likely increase in the number of pupils attending the primary school.

- 6.21 Overall it can still be concluded that the public benefits of the development are sufficient to outweigh the loss of an employment generating site and the proposal complies with the requirements of Key Statement EC1 and policy DMB1 of the Core Strategy.

7 CONCLUSION

- 7.1 We have demonstrated that the location of the development is acceptable being within the defined settlement boundary of Barrow at Tier 1 village and is compliant with Key Statement DS1 and Policy DMG2 of the Core Strategy.
- 7.2 The proposed residential development of the site is wholly compatible with the existing housing in close proximity to the site. We have demonstrated that the redevelopment of the site and cessation of the current use of the land as a builder's yard and workshop will lead to environmental benefits to the community. These benefits outweigh the minor economic and social impact associated with the loss of employment generating potential. The proposal is compliant with the requirements of Key Statement EC1 and Policy DMB1 of the Core Strategy.