

## Nicola Gunn

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**From:** clerk@wiswellpc.org.uk  
**Sent:** 06 May 2026 04:14  
**To:** Planning  
**Cc:** Alan Scholfield (Wiswell PC); Cllr David Birtwhistle; Cllr Stephen Houghton | Wiswell Parish Council; Mike Ramsbottom  
**Subject:** Consultation on planning application 3/2025/0922 Land adj Tithe Barn Cottages Pendleton Road Wiswell BB7 9BZ

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Dear Ben Taylor

Wiswell Parish Councils response to Planning Application 3/2025/0922 Evidence Base:- Documentation on RVBC planning portal, viewing of proposed site from Pendleton Road.

#### SUMMARY

The Parish Council made a detailed response to the previous application 3/2024/0615 on this site which was subsequently refused. Over a number of years unauthorised developments on this site have angered and caused anxiety amongst several neighbouring property owners. From the moment approval was given (with preconditions) for the construction of a storage facility it became evident that the building was being used for unauthorised residential purposes. A formal change of use to a residential dwelling would irreparably damage the landscape as well as adversely impacting on the privacy of neighbouring properties.

We note on the application in response to the question "Please state how foul sewage is to be disposed of" Answer Unknown.

"Are you proposing to connect to the existing drainage system" Answer Unknown.

#### Planning Design and Access Statement:-

PARA 2.3 States "The site is no longer feasible for agricultural use and as such there is a real risk that the building and land will be left derelict unless a suitable alternative use is secured at the site" That statement is no justification for a change of use to a residential dwelling. There are similar size areas of land which are still able to support an agricultural use.

#### KEY STATEMENT DS1 Development Strategy.

The proposed development does not satisfy the requirements relative to Tier2 Villages (including Wiswell) ie satisfying a proven local need or providing regeneration benefits.

#### POLICY DMG2 Strategic Considerations

We are of the opinion that the proposed development does not satisfy the criteria for development outside defined settlement boundaries.

#### POLICY DMG3 Transport & Mobility

There is no public transport in Wiswell. To reach either Barrow or Whalley on foot one must walk down the public highway for the majority of the distance. There is no footpath.

POLICY DMH4 The Conversion of Barns and other Buildings In our opinion the subject building has no character, no genuine history of agricultural use or other rural enterprise and on that basis the application should be declined.

Kind regards

Nina Shaw  
Clerk & RFO to Wiswell Parish Council