



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

Tuesday 18<sup>th</sup> May 2021

Dear Mr Birkett

Re: Planning Application 3/2021/0397 – Land at Barrow Brook Enterprise Park, Barrow, BB7 9QZ

I write to you regarding the above planning application and my objections to the proposed development.

Whilst I appreciate and accept the extant planning approval for the site my objections are related to the changes to the proposed development and the impact on the quality of life to the residents of Hey Road by the proposed change in licence and building design. My objections are as follows;

Light Industrial usage

I feel that the change of planning to include light industrial usage will be detrimental to the residents on Hey Road with the potential associated noise. I recognise the development is for commercial purposes and request the planning to be limited to retail and trade counter only with hours limited to more sociable business hours to minimise the impact on Hey Road residents. I request that refrigerated vans not be permitted for storage / keeping overnight under any such circumstances. Additionally I request that motorised extractor fans / ventilation should not be permitted at the rear or sides of the buildings to avoid additional noise.

Detrimental impact on landscape character and design of local residents

The proposed planning shows an oppressive rear of the units facing onto Hey Road. The proposal is for full rear external cladding and is not in keeping with those constructed and previously approved in phase one.

To make the units more in keeping and less oppressive I request that the full rear and side external cladding be replaced with brick work up to at least the ceiling height of the ground floor and maintained landscaping be introduced to break up the industrial look at the rear of the units facing Hey Road.

Lack of parking

Lack of parking at both units is a major concern, Hey Road is already used as overflow parking from existing businesses and houses due to poor parking planning locally. I request for better parking provision to be included and also for fencing to be erected at the rear of the units extending to cover the nursery carpark and meeting the existing fencing close to Ribble Cycles thus preventing easy access to Hey Road from the units discouraging on road parking.

Further to my objections and comments above on the new planning application, in the interests of good relationships between the units and the residents of Hey Road I ask for the area to the rear of the units and the existing saplings planted on poor ground (and not maintained) at the nursery car park be considered for some managed landscaping to improve the visual aesthetics.

Thank-you for your time with registering my concerns, please don't hesitate to contact me for further information.

Yours Sincerely

