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PLANNING APPEAL STATEMENT

PLANNING IN PRINCIPLE APPLICATION FOR 3no DWELLINGS
FORMER WASTE WATER TREATMENT WORKS, WHALLEY ROAD, BARROW, LANCS., BB7 9AP

1. This appeal relates to application no. 3/2020/0938 submitted to Ribble Valley Borough Council.
2. The development site is located on the boundary of the identified village settlement boundary of Barrow.
3. This appeal is against Ribble Valley Borough Council's failure to determine the planning in principle application within the 5 week prescribed period.
4. The application was registered and validated by the local authority on 11th November 2020, with the prescribed period then due to end on 16th December 2020. This prescribed period expired without a decision being issued. No written correspondence was received from Ribble Valley Borough Council, requesting an extension of time to determine the application during this period.
5. In consideration of the working practice restrictions related to the ongoing Covid-19 laws and the Christmas holiday period it was decided that some leeway should be afforded to Ribble Valley Borough Council for making a decision.
6. On 26th January 2021 an email was sent to Ribble Valley Borough Council requesting a progress update on the application, which was replied to. This email correspondence is shown below.
7. Email to John Macholc:

Good Afternoon John,

RE: PERMISSION IN PRINCIPLE APPLICATION, LAND AT FORMER BARROW WASTE WATER TREATMENT WORKS, BARROW - APP. NO. 3/2020/0938

I am writing in connection with the above Permission In Principle application registered on 12th November 2020.

It is almost 11 week since the application was registered and to date there has been no direct correspondence relating to the application. The determination period for this type of application is 5 weeks. I have not received any request to extend this period. I am mindful that the restrictions imposed by Covid-19 and the Christmas holiday break may have had some impact on the time frame.

I have been monitoring the application online and note that there is only one adverse comment relating to the application, from Barrow Parish Council. The points referred to in the Parish Council comments were addressed in the Supporting Information document submitted with the application.

There have been no objections from United Utilities, LCC Fire Authority or LCC Highways who were consulted on the application.

I would like to resolve any potential issues with the application in a mutually agreeable manner, and hope that we can discuss the proposals submitted.

I would like the opportunity to talk through the project, without the need for pursuing a Planning Appeal for non-determination of the application.

If you have any queries please contact me.

Kind Regards

Paul Derbyshire
Dip.Surv.

8. Email Reply:



Paul,

The application will be determined in accordance with our normal procedure and given it is a permission in principle it is will be determined on that basis and highly unlikely that negotiation will take place.

Regards

John Machole

John Machole BSc Hons DipTP DMS

9. Subsequently, on 8th February 2021 the application was refused for a single reason:

"The proposal is considered contrary to Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation new residential dwellings in the defined open countryside, located outside of a defined settlement boundary, without sufficient justification insofar that it has not been adequately demonstrated that the proposal is for that of local needs housing that meets a current identified and evidenced outstanding need."

10. Prior to the planning decision Ribble Valley Borough Councillor David Birtwhistle of Barrow & Wiswell Ward was in correspondence with the case planning officer. This is included in the additional supporting information as part of this appeal.

11. In summary it appears that the determination of the application was not actively pursued, until prompted by the agent's email of 26th January 2021. The subsequent unceremonious refusal of the application, without recourse for discussions, seems to be a hasty resolution of the matter under consideration.

Signed:



Dated: 15th February 2021