



REPORT FROM:	PLANNING, ECONOMIC DEVELOPMENT AND REGULATORY SERVICES MANAGER
TO:	WEST CRAVEN COMMITTEE
DATE:	3rd August 2021

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PLANNING APPLICATION FOR COMMENT

PURPOSE OF REPORT

To comment on the attached planning application.

REPORT TO WEST CRAVEN COMMITTEE ON 03 AUGUST 2021

Application Ref: 21/0564/FUL

Proposal: Full: Major: Erection of 67 no. dwellinghouses with associated works including car parking and landscaping.

At: Fields To The West Of Foster Road Barnoldswick Lancashire

On behalf of: McDermott Homes

Date Registered: 09/07/2021

Expiry Date: 03/10/2021

Case Officer: Alex Cameron

This application is for a housing development of more than 60 houses and as such must be determined by Policy and Resources Committee. The application is therefore brought before West Craven Committee for comments rather than determination.

Site Description and Proposal

The application site is 3 hectares area of agricultural land within the open countryside adjacent to the settlement boundary of Barnoldswick. To the east is Foster road from which the site is accessed, to the south are the rear of dwellings on Fernbank Avenue and to the north and west is open agricultural land.

The proposed development is the erection of 67 houses comprising 27 three bedroom and 40 four bedroom dwellings in a mixture of detached and semi-detached, two and three storey houses. Three of the dwellings are proposed to be affordable houses. The proposed materials a primarily artificial stone, mixed with render on some plots, concrete tile roofs and white uPVC windows and black composite doors.

Relevant Planning History

None.

Consultee Response

PBC Countryside Access – Public footpath 13-1-FP 4 crosses the site and will almost certainly need to be temporarily closed during construction for a significant period of time. The effect of the development once completed is that the affected

section of the footpath will become part of an estate road thereby losing its character as a countryside footpath through fields on the edge of town.

Please attached a note making the developer aware that public rights of way are protected by separate legislation.

Public Response

Press and site notices posted and nearest neighbours notified. The following response objecting to the development has been received:

- I do not agree with development in greenbelt agricultural land.
- Agricultural land should be retained for food production.
- Brownfield sites should be developed instead.
- Trees and hedges should be retained for screening and wildlife habitat.

Officer Comments

The application is brought before the Area Committee for comment. Those comments will be included in the final report which will make a recommendation to the Policy and Resources Committee. Members are asked therefore to make a resolution incorporating the Committee's comments on the application.

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