



**REPORT FROM: PLANNING, ECONOMIC DEVELOPMENT AND
REGULATORY SERVICES MANAGER**

TO: BARROWFORD AND WESTERN PARISHES COMMITTEE

DATE: 8th JUNE 2022

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To comment on the attached planning application.

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE ON 08 JUNE 2022

Application Ref: 22/0197/FUL

Proposal: Full: Major: Erection of residential development of 79 dwellings and estate infrastructure, including construction of new access from Wheatley Lane Road plus ancillary open space and landscaped areas.

At: Land To The North East Of Saint Thomas Church, Wheatley Lane Road, Barrowford

On behalf of: Beck Homes Limited

Date Registered: 08/04/2022

Expiry Date: 08/07/2022

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 Barrowford Committee for comments rather than determination.

Site Description and Proposal

The application site is 3.24 hectare area of agricultural land within the open countryside adjacent to the settlement boundary of Barrowford. St Thomas' Church and school is to the west, Wheatley Lane Road / Church Street to the south and a private access drive to dwellings and dwellings on Lupton Drive to the north and east, with open land beyond to the north west. The southern part of the site adjacent to Wheatley Lane Road / Church Street falls within Barrowford Conservation Area and there is a band of protected trees around the boundary of the site.

The proposed development is the erection of 79 market houses comprising 2, 3, 4, and 5 bedroom houses 27 three bedroom and 40 four bedroom dwellings in a mixture of detached, semi-detached and blocks of 3 and 4 and of two and houses with a third floor in the roof space incorporating dormer windows. Three of the dwellings are proposed to be affordable houses. The proposed materials are natural stone and slate for plots 1, 32-45 plots 2-31 and 46-79 to be artificial stone and concrete tiles, windows and doors to be black UPVC.

Relevant Planning History

None.

Consultee Response

Cadent Gas – No objection, informative note required relating to works in proximity of gas infrastructure.

East Lancashire NHS Trust - request a contribution for this development in the sum of £134,814 towards the provision of additional facilities and services it will not be possible to accommodate the health impact of the development in the initial period after the development is occupied.

Lead Local Flood Authority – No objection subject to conditions for compliance with the flood risk assessment, surface water drainage strategy, surface water management plan, sustainable drainage system operation and maintenance and verification.

Environmental Health – Please attach a contaminated land condition and a construction phase nuisance condition.

LCC Schools Planning - Requests a contribution towards the provision of 9 secondary school places.

Public Response

Press and site notices posted and nearest neighbours notified. Responses received objecting to the development on the following grounds:

- Harm to the landscape and visual amenity of the area.
- Harm to the conservation area.
- Impact on the countryside and tourism in the area.
- The stone wall on Church Street should not be altered.
- Increase in traffic, inadequate access and highway safety impacts.
- The proposed access it to Church Street rather than Wheatley Lane Road.
- Increase in the risk of flooding to the surrounding area.
- Impacts of construction traffic and activity.
- Light pollution.
- Noise pollution.
- Air pollution.
- Harm to wildlife habitat and threat to protected species.
- Impact on protected trees.
- Lack of affordable housing.
- Pendle has fulfilled its housing requirements and does not need additional housing.
- Barrowford is already overdeveloped.
- Brownfield sites and vacant housing should be prioritised.
- Insufficient public services and infrastructure.
- The proposed number of dwellings should be reviewed.
- Would support affordable homes for working families.

Response received in support:

- It is a well thought out, thorough application that addresses local issues.
- It has a nice mix of housing.
- Economic benefits.

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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