

Barrowford & Western Parishes Committee – Update Report 10th May 2023

22/0573/OUT: Land adjacent to 425 Gisburn Road, Blacko

Following the publication of the report, Blacko Parish Council have further comments, as follows:

The original application was received on 31.10.22 with comments to be in by 21.11.22. Then on the 17 Nov 22, you informed me, when I asked why other documents had been received by Pendle with regards this application, "Amended plans had been received and you had notified the relevant bodies which were Highways and United Utilities, and no other bodies needed to be notified".

We now find ourselves in April 2023, and a number of documents have been uploaded to the planning portal recently. Most concerning is the issue of the original suggestion by LCC highways that 14 car parking spaces for the wider village use should be provided. LCC have now decided that this is now not required. There is also correspondence with United Utilities, who originally objected, but now has withdrawn their objection, again following further information provided by the applicant.

We have looked back again at LCC Highways initial consultation response concerning the impact of traffic from the nine houses. In our opinion, they have unreasonably opted out of properly commenting on this by saying that they will in effect reserve their position and only consider that at the detailed planning stage once the actual number of houses are confirmed.

Should Highways not be asked for a view as to whether the access can safely sustain a development of 9/10 houses which could mean up to 20 or more vehicles.

Our concerns are also that the time scales from the first application and now has been too long and it still has not been before a committee.

The timescales for this application have been driven by responses required by statutory consultees. Unfortunately the drainage and highways comments have taken much longer than usual and this has held the application up from being discussed at committee until this stage. LCC Highways and United Utilities have no objection to the proposed development. The issues of drainage and highways are addressed in the report.

There is an error on the first page of the report which indicates that the application is for six dwellings, this is not correct and the application is in outline for up to nine dwellings.

This does not change the recommendation which is to approve the application, subject to conditions.