

## REPORT TO WEST CRAVEN COMMITTEE ON 02 SEPTEMBER 2025

**Application Ref:** 25/0144/OUT

**Proposal:** Outline (Major): Erection of 98 dwellings (Access, Appearance, Layout and Scale only) including open space and associated infrastructure.

**At:** Site Of Fernbank Mill, Fernbank Avenue, Barnoldswick

**On behalf of:** Muller Property Group

**Date Registered:** 03/07/2025

**Expiry Date:** 02/10/2025

**Case Officer:** Alex Cameron

This application has been brought before Committee for comment as it is a development of over 50 dwellings. The Committee's resolution will be reported to Development Management Committee.

### **Site Description and Proposal**

The application site is on the site of the former Fernbank Mill, now demolished. The site is within the settlement boundary of Barnoldswick and accessed from Fernbank Road. There is agricultural land to the north, dwellings on Great Croft Close and Fernbank Avenue back on to the eastern boundary, to the west is an existing commercial use and dwelling and to the south is open land and dwellings on Priory Way beyond. Public Footpath No.3 runs through the site from north to south.

This is an outline planning application for the access, appearance, layout and scale for the erection of 98 dwellings.

The application was originally for 101 dwellings but this has been reduced to 98 as the site has been amended to remove land that was identified to be in other ownership and alterations to the highway layout.

### **Relevant Planning History**

None

### **Consultee Response**

**LCC Lead Local Flood Authority** – Object due to inadequate flood risk assessment. It is unclear if the applicant intends to alter or raise the existing site levels, there are potential risks associated with the displacement of flood risk, without appropriate mitigation measures or evidence of a proposed system accommodating the existing

flooded volume in order to prevent a flood risk onsite or elsewhere. The applicant has failed to provide an appropriate assessment of the potential impacts that this may have, both onsite and elsewhere, including the potential displacement of flood water and ensuring the most vulnerable development is located in the areas of lowest flood risk.

**United Utilities** - Whilst the proposals are acceptable in principle, there is insufficient information on the detail of the drainage design, recommend a foul and surface water drainage condition.

**LCC Highways** – No objection, the proposed development traffic can be adequately mitigated on the adjacent highway network so as not to have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site. Contributions requested for travel plan support and to subsidise bus services 280 and B4. Conditions for construction management, off-site highway works, management and maintenance of estate roads, estate road engineering, estate road construction, retaining wall details, parking, cycle storage and travel plan and a note regarding off-site highway works.

### **Public Response**

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

- Highway safety and capacity impact of additional traffic, exacerbated by existing on-street car parking
- Additional on-street car parking
- Emergency vehicle access
- Winter access with Fernbank Avenue not being gritted
- Inadequate pedestrian access and public transport in the area
- Impact on construction traffic
- Increase in off-site flood risk
- Loss of privacy
- Loss of wildlife habitat including protected species
- Impact on public rights of way
- Harm to the character of the area
- Restriction of access to the adjacent farm and concrete works
- Noise and dust from the concrete works would be a nuisance to residents
- The operation of concrete works would be restricted by the precluded of the proposed dwellings
- Lack of sewage capacity for the additional houses together with other developments in Barnoldswick
- A children's playground should be incorporated into the site close to Fernbank Avenue
- Incorrect site boundary and land ownership certificate (an amended application site has been submitted removing the land in question)
- Overdevelopment of the site

- The area's need for bungalows has not been addressed by the housing mix
- No need for one bedroom properties in the area
- Schools, medical and police services in the area do not have capacity
- Potential for the dwellings to be rental properties
- Timescale of the development
- Cost of waste collection causing an increase in Council Tax.
- Access for maintenance of boundary wall

### **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 Development Management Committee. Members are asked therefore to make a resolution incorporating the Committee's comments on the application.