

Agenda Item 4

Planning Applications dealt with under delegated powers:

In the short period between the 12th December and the 19th December Barrowford Parish Council received four planning applications with the 21 days response time, (which was not increased to take into account the Christmas Break) with responses being required before the 9th January 2019. The Clerk after discussion with the Chairman brought the applications to the Finance Working Group on the 19th December and asked Cllr. Nike and Cllr. Gibson to inspect the plans which both parties duly did.

The plans were viewed by both Chairmen and Vice Chairmen in accordance with the delegated comment protocol to cover holiday periods and Cllr. Windley and Vickerman who attended the Budget Meeting. I have attached the submitted comments relating to the four applications for your information.

Pendle Borough Council
Planning & Building Control
Town Hall Market St
Nelson
BB9 7LG
21st December 2018

For the attention of: The Planning Department.

Barrowford Parish Council wishes to make the following comments to the following planning applications.

Number

18/0819/FUL

Full: Change of use of existing outbuilding to a single storey detached dwelling (Use Class C3) with erection of a single storey side extension and associated parking. 95 Gisburn Road Barrowford Nelson

18/0869/HHO

Full: Erection of a two storey side and rear extension. 9 Grange Avenue Barrowford Nelson

Comments

No Objection in Principle:

But there are concerns as to the size of the dwelling space and as the application falls within the Barrowford Conservation Area the Council wishes the proposed extension to be built in the same materials as the existing building and the use of wooden window frames and doors. The Council would also like the retention of the stone steps as these add to the charm and character of the Conservation Area.

No Objection: But the proposed office on the first floor could be a fourth bedroom and the proposed off road parking provision is met by two car spaces on the drive and a garage. To retain 3 parking spaces the garage should be conditioned as for vehicle parking only.

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18/0875/HHO

Erection of single storey extension to rear. 40 Park Avenue Barrowford Nelson

No Objection: But as the application is within the Carr Hall Conservation Area materials and design should be in keeping with the existing buildings.

18/0879/VAR

Full: Variation of Conditions: Vary Condition 6 (Highway Improvements) of Planning Permission 17/0410/FUL for the erection of three houses. Land Adjacent Number 30 Dixon Street Barrowford

Objection: The improvements to the highway contained in Condition 6 will improve both access and street safety to a currently unadopted cul-de-sac which will see additional vehicle use through the building of these three dwellings. The fact that LCC were clear in their response that they would only support this application if these conditions were imposed and the future benefits to the adjacent householders and pedestrians who use this road and as a foot link to Wheatley Lane Road were in part the reason why the Parish Council supported this application. The costs of improving such a short stretch of the highway would not be too onerous an imposition on the developer when gauged against the potential return from this development.

Yours sincerely,



Iain A. Lord

Clerk of the Council