



Barrowford Parish Council

Offices

Holmefield House, Gisburn Road,
Barrowford, Lancashire BB9 8ND

Telephone (01282) 696349

barrowfordpc@barrowford.org.uk

Pendle Borough Council
Planning & Building Control
Town Hall Market St
Nelson
BB9 7LG
3rd September 2015

Dear Sir/Madam,

The Parish Council wishes to make the following observations on recent planning applications:

Number	Description	Comments
13/15/0375P	Full: Conversion of joiner's workshop (B1) to dwelling house (C3) and erect balcony to east elevation. Joiners Workshop Higherford Bridge Gisburn Road Barrowford Nelson BB9 6JH	Objection: The Parish Council feels that although historically this former Tram Terminus building has been used for a joiners shop which had only limited vehicle access for delivery and pickup is not suitably located on the busy A682 adjacent to a 90° right hand bend with the immediate highway having double white lines to the centre of the road precluding on street parking. With little or no other available on street parking within 100m of the site. The Council feels that given the need for possibly two parking places it is unrealistic to expect home owners not to abuse the existing traffic restrictions at this point on the A682.
13/15/0390P	Full: erection of one 3 bed dwelling house & create a modified access; retain existing garage block for new dwelling (Re-submission) 28 Barnoldswick Road Barrowford Nelson BB9 6BH	No Objection:
13/15/0397P	Outline: Residential development (0.06ha) access off Sandyhall Lane (All matters reserved). Sandy Hall Farm Sandy Hall Lane Barrowford Nelson BB9 6QH	Objection: This site is both outside the settlement boundary and within the greenbelt. The Parish Council feels that if permitted this could lead to ribbon development along the greenbelt adjacent to Wheatley Lane Road.
13/15/0402P	Full: Insertion of patio doors and juliet balcony to first floor rear elevation.10 Holmefield	Objection: The Parish Council feels that the Juliet balcony would overlook adjacent properties. The Parish Council also would



Barrowford Parish Council

Offices

Holmefield House, Gisburn Road,
Barrowford, Lancashire BB9 8ND

Telephone (01282) 696349

barrowfordpc@barrowford.org.uk

Gardens Barrowford Nelson
BB9 8HH

like the council to look at:

- The use of the ground floor for both a bedroom and study with regards to conditions precluding habitable use were included in the original planning permission.
- The concreting over of part of the garden to create a parking space reducing the amount of surface water soakaways in this area of the floodplain.
- Whether given the other alterations to the ground floor that the loft conversion falls within permitted development
- Given that the works have almost been completed should this have been a retrospective application.

Yours sincerely

A handwritten signature in black ink that reads "Iain A. Lord".

Iain A. Lord
Clerk of the Council