

## Barrowford Parish Council

### RESPONSE TO APPELLANT'S STATEMENT

6<sup>th</sup> March 2025

**Appeal Ref: APP/E2340/W/24/3358225** relating to Full: Demolition of existing mill building and the erection of a 2.5 storey apartment building to accommodate 6 no. apartments and associated site work (planning application reference 24/0366/FUL

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- 1.1 This Statement supplements comments made on the 18th July 2024 by Barrowford Parish Council (BPC) on the refused planning application 24/0366/FUL. This statement addresses the appellant's statement of case.

#### Background

##### Reason for refusal

- 1.2 *The application site lies in the Newbridge Character Area as designated in Barrowford Neighbourhood Plan Policy BNDP 10. The scale form and design of the proposal is out of scale and character with the area and as such represents poor design. The development would thus be contrary to adopted Policy BNP 10 of the adopted Barrowford Neighbourhood Plan, Paragraph 139 of the National Planning Policy Framework and policy ENV 2 of the adopted Part 1 Pendle Local Plan - Core Strategy.*

##### Relevant policies sited in the refusal:

Barrowford Neighbourhood Plan 2019 – policy 10 Newbridge Character Area

*NPPF para 139 - Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design<sup>54</sup>, taking into account any local design guidance and supplementary planning documents such as design guides and codes.*

*Policy ENV2 (Achieving Quality in Design and Conservation) identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with its surroundings.*

## **2.0 Background: Newbridge Character Area**

2.1 Barrowford has an adopted Neighbourhood Plan (NP) (17/12/19). This appeal site falls with the Newbridge Character Area (NCA) of which amongst others, policy 10 of the NP is relevant and named within the reason for refusal. As detailed in the NP at para 1.6;

*'Barrowford has a unique character brought about by its linear layout along four distinct areas (Carr Hall, New Bridge, Central and Higherford). The settlement seeks to retain its scale and character.'*

2.2 Newbridge is detailed in the Barrowford Conservation Area Appraisal and was suggested as being;

*'recognised that there are other historic parts of Newbridge and Lowerfold, further to the south, which may merit designation as a separate conservation area.'*

2.3 The NCA was born out of extensive evidence and assessment based on historical mapping and guidance from Historic England publication, 'Understanding Place: Historic Area Assessment.

*'The addition of the Character Area at Newbridge will preserve the long term future of these pivotal buildings and the progression through the urbanization of farmland through the growth of textiles. Since the late 1990's both Holmefield Mill and the older more intact Caldervale Mill have been demolished for new housing development. Protection needs to be afforded to these areas of Newbridge to preserve their importance in the development of Newbridge and the social developments in housing between 1835 and 1920.'* Para 7.10.4.3 of the NP

2.4 It is for the reasons above, and the sites location within the NCA, that there is great importance on the assessment of the design as follows below.

## **3.0 Proposed design and impact on character and appearance**

3.1 The Council is clear in its officer report that;

*'During the pre-application process, it was stated that the conversion of the building would be preferable to demolition and re-build and that the re-use of materials was encouraged.'*

However the report also goes on to detail that ;

*'The application is accompanied by a Structural Report from a chartered surveyor who has recommended that the building is in such a poor state of repair that the refurbishment of the building would be uneconomical and the costs of the repair works would likely exceed its value. '*

- 3.2 The PC wish to raise the issue about the whether the structural survey has been independently verified as this has an impact on the overall scale and design.

### Discrepancies in the officer report

*‘Overall, the proposed development amounts to poor design which would harm the character and appearance of the wider visual amenity and is contrary to paragraph 139 of the Framework, Policy ENV2 of the Local Plan: Part 1 Core Strategy, Policies BNDP08 and 10 of the Barrowford Neighbourhood Plan and the Design Principles SPD.’*

- 3.3 This report has not been changed and is confusing to those making comments on the appeal. Note the Council’s Planning Update Report dated 9<sup>th</sup> October.

### Building size

- 3.4 Within the officer report ( 9<sup>th</sup> October Barrowford and Western Parishes Committee), the proposed building is described as being three storey in height but under ‘Design & Visual Impact’ described as 2.5 storey. As detailed in the officer report, the existing building ridge height is 7m. BPC does not agree with the Council’s comments that an increase of 2.5m in ridge height to 9.5m is not significant. 2.5m is considered to be a substantial difference, especially on the adjacent streets of Joseph and Garnett which are traditional terraced properties. BPC believe the existing height of 7m is proportionate and appropriate to the siting of the building in the Character Area and an increase of 2.5m in the overall height has a detrimental impact not only to the adjacent streets, but to the wider Newbridge Character Area.



Source: [www.googlemaps.com](http://www.googlemaps.com) View to show the context of the surrounding building heights, the terrace row on Garnett St has a similar eaves and ridge height to the existing building.

## Materials

- 3.5 BNDP10 (Newbridge Character Area) sets out that the application site falls within an area which is characterised by buildings with natural stone, slate and wrought iron. It encourages using local building materials and encourages proposals to conserve and enhance the character of this area.
- 3.6 The PC ask for clarity on the use of materials. Initial comments in July ask for the use of natural stone, and state that artificial would not be appropriate in this location. It is noted under the appellants statement, ' *Refusal & Mitigation Provided to the Council*', second bullet point, '*adapting the need of natural stone*'.



Source: [www.google.com](http://www.google.com) Front elevation of the current building on Sandy Lane

## 4.0 Other Considerations

- 4.1 The appellant's statements refer to the 2019 consent 19/0559/FUL. Whilst this may have been previously approved, the approval has expired (25/922) and therefore there is no fall back position. The previous application and this current application, are two different schemes with the biggest difference being the 2019 application was for conversion and the current is a demolition and new build with an overall ridge height increase of 2.5m.
- 4.2 The appellant's statement refers to comparison new builds in the area. Immediate to the rear of the appeal site is Joseph Street with semi detached properties. There are

3 storey townhouses at the end of Joseph Street, but the PC refute that these form a comparable context to the site, and one factor about the properties at the end of Joseph Street is that they are outside of the designated Character Area.

- 4.3 BPC maintain that whilst the site is within a sustainable location, there is no provision for parking as part of the development which could see 12 cars needed to use the site. This will put pressure on the availability of on street parking on the surrounding streets.
- 4.4 The PC do not dispute this site or any site coming forward for development that would contribute to the local economy. The Barrowford NP promotes new housing development in the right location and of the right scale.

## **5.0 Conclusion**

- 5.1 For all of the above reasons, the proposal would therefore be in conflict with adopted Policy BNP 10 of the adopted Barrowford Neighbourhood Plan, Paragraph 139 of the National Planning Policy Framework and policy ENV 2 of the adopted Part 1 Pendle Local Plan - Core Strategy and it is respectfully requested that the appeal is dismissed.