

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
OF BARROW PARISH COUNCIL, HELD AT WILLEY VILLAGE HALL,  
ON MONDAY, 18<sup>TH</sup> APRIL, 2016 AT 5.45 P.M.**

**1. PRESENT:** Councillors N. Downes, (Chairman), P. Knott ,Mrs. S. King

**2. IN ATTENDANCE:** One member of the public.

**3. DECLARATIONS OF INTEREST:**  
No Declarations of Interest received.

**4. PLANNING APPLICATIONS:**  
Members considered the following planning applications.

**16/01235/FUL** Formation of new vehicular access at Posenhall,  
Benthall Lane, Benthall.

**OBJECTION:** It is felt that the present access is preferable to the proposed new access which is on a blind corner near the junction with Wyke Lane. In addition, to form the visibility splays a large amount of mature hedge would need to be removed.

**16/01240/FUL** External works alterations including new retaining walls, access ramp and alteration to 2No. existing windows at Pipe House, 43A Bridge Road, Benthall.

**OBJECTION:** When this dwelling was built, it was agreed that the design would resemble a row of old cottages and therefore fit into the conservation area. It is felt that most of the proposed alterations will detract from this theme and not be sympathetic to the conservation area, particularly as the elevated site would ensure that all changes would be visible from Bridge Road. The change to French Doors, especially with the suggested glass balustrading, would clearly not be in keeping with the design ethos and the proposed ramp and handrail, together with the retaining walls would be intrusive and would not fit into the conservation area. The Parish Council have no reservations about the proposed log store but object to the other changes.

**16/01308/FUL** Application under Section 73A of the Town and Country Planning Act 1990 for the erection of an outbuilding at Coppivv Head, 12 Lodge Lane, Benthall.

**NO OBJECTION:** To the retention of this building.

**16/01441/OUT Erection of a dwelling adjacent to The Woodlands, Spout Lane, Benthall.**

**OBJECTION:** The proposal referred to in this application is for a building whose position will not enhance or contribute to the Conservation Area in which it would stand; this alone is sufficient for the Parish Council to object to the plans.

The Parish Council objects to any additional dwellings in the Parish which are outside the development area and where we can see no reason for an exception; in this case it is not a case of infilling and would clearly infringe on the green spaces which are an integral part of the Conservation Area.

**16/02405/REF Appeal for 14/04056 Barratte Hiil Farmhouse, Benthall.**

The Parish Council original submission will be considered by the Planning Inspector.