

GREAT BARROW PARISH COUNCIL MEETING

Saturday 13th July at 2.00pm, at Barrow Primary School .

MINUTES

PRESENT: Cllr M Moulstone - Chairman
Cllr E Johnson
Cllr J Owen

CLERK: Mrs T Ryall-Harvey
Members of the public: 18

APOLOGIES - Apologies were received from Cllr T Johnson & Cllr S Harley

The meeting was held following an open event for the purpose of consulting the village on the outline planning application 19/01420/OUT by Barrowmore Industries proposing the redevelopment of one dwelling, erection of 19 dwellings and the erection of 8 new dwellings on the land at The Avenue and Irons Lane. The open events were held on Friday 12th between 3pm & 5pm and Saturday 13th between 12noon and 2.00pm

The Chairman invited Neil Ferguson as a resident and director of Barrowmore to speak to the meeting. Mr Ferguson reported that when Barrowmore's industry closed on Barnhouse Lane then this site did not achieve the trust's target requirements and therefore does not comply with the Trust Charitable status for the use of the estate. It was therefore identified as a site suitable for selling.

When Barrowmore first looked at a proposal for developing the land for residential in conjunction with Bloor Homes the original proposal was for 30 houses, this was not supported by the Parish Council or the residents of Barrow.

Following this Bloor Homes made a strategic plan to move away from developing sites with less than 100 houses and therefore pulled out of the Barrowmore site, leaving Barrowmore with the intelligence and research it had undertaken. This allowed Barrowmore to work with an Architech to develop the current plan for residential development of 19 homes on Barnhouse Lane, redevelopment of current standing house and the development of 8 houses on Irons Lane and the Avenue (for rental or first-time buyers purchase). It was felt that this plan offered a good mix of affordable housing, rental and social housing.

Residents comments were sought and they were received as follows:-

- Barrow is a small village, residents are lucky to have the amount of social housing that they do – this is an opportunity to support the social housing, by bringing money from the sale of a brownfield site to benefit the current social housing that is provided in the village. And hopefully also support the village by bringing money into the village.
- 10 years ago a canvas was undertaken to support limited development, traffic and the position of the site has it's problems and consideration should be taken with regards to this. Also consideration to the fact the village has had a shop that has failed on a number of occasions and a school that is under pressure – therefore new housing should be welcomed.
- The footpath was requested to be moved to come out in Hawkins view which is a 30mph site – this was welcomed by all.
- The mix of houses and green space was welcomed and suggestion to leave the white house as one dwelling would be welcomed.

- The size of the development and mix of sizes of houses was welcomed and it was reported that Barrowmore needed money to continue as grants that were available previously to them, they could not access anymore.
- Clarification was sought to the amount of affordable housing, rental houses and first-time buyers houses.
- The Architect reported that they were proposing a large amount of green space, which was welcomed by the residents, she felt that this was a very positive and exciting project, there was a proposal for a cycle store and the development of the footpath from the site into the village.
- A question was raised as to how the Green Space would be maintained, would there be a management fee?

It was reported that Barrowmore had lost £1.5m in the last five years through the reduction of grants from CWaC and this affects the 76 residents that stay at Barrowmore.

It was felt by the residents that the revision of the footpath was welcomed and a safe footpath from Irons Lane to Lampits Lane was important.

The Architect confirmed that if individuals wanted to write to CWaC in support of the outlined plans then this would be appreciated.

Barrowmore were considering putting a covenant on the site to avoid changes to the plans and this would also be welcomed.

It was reported by residents and Parish Councillors that they were aware of families having to move away from Barrow due to the lack of 3 bedded rental properties available in Barrow.

Barrowmore reported that they had been approached just this week by 3 families wishing to put their names on the list to live in Barrow, they had also been approached by 6 developers interested in developing the site once the outline plans had been approved.

Comment was raised that the Planning notice was not visible from the highway – this was confirmed by the Architech as not the case.

Barrowmore reported that it was their intension to sell the site on Barnhouse Lane with the outline planning permission and to keep the site on Irons Lane and The Avenue to develop themselves.

Following receipt of these residents comments the Parish Council discussed comments that they had received from residents that were unable to attend the meeting.

It was felt that the proposal to build houses on Irons Lane and The Avenue was welcomed and a request was made that the track outside the houses on The Avenue be made fit for the council to adopt (this should be at no cost to the current residents).

It was felt that the brown field site on Barnhouse Lane was welcomed but a stipulation that no further development on this site be allowed, that highways be consulted upon with regards to the road infrastructure for this site – disappointment was expressed that this was not a full planning application as this would have resolved many of these concerns.

Concern was raised as to the additional traffic which could impact the village.

It was requested that the number of houses, sitings, and heights be included in the detail of the outlined planning application.

The Parish Council welcomed the Green Space.

The Parish Councillors present were in favour of the planning application subject to the safeguards being put in place to keep the Green Space, infrastructure of roads being assessed and the improvement of the footpaths.

Signed:..... Dated:.....