

[REDACTED] Judith Addison, [REDACTED]
[REDACTED]

Consultation on Main Modifications to the Hyndburn Local Plan

I am [REDACTED] but make these comments in a personal capacity.

MM27 – Uses other than B8 on Employment Sites

I've noticed that professional offices, e.g. Accountants & Solicitors, are increasingly moving out of traditional high street locations to outlying business & retail parks, e.g. Farleys Solicitors at Shuttleworth Mead Business Park, near Padiham. Would such a usage be considered on Hyndburn's Employment Sites?

MM30 – Other Commercial Locations

Not mentioned by name here but in an earlier version, Oswaldtwistle Mills was mentioned in the context of being supported re its future development, "subject to development taking place in a manner that supports the future vitality and viability of the defined town and local centres". As a resident of Oswaldtwistle I feel that this viewpoint doesn't take fully into account the wider role played by Oswaldtwistle Mills as a "community hub". Local voluntary organisations are encouraged to hold their events there, e.g. St Paul's Scouts' Annual Fun Day in the Mill grounds, and to hold fund-raising collections in the store itself, especially the Annual Poppy Appeal for the local branch of Royal British Legion, which raises a lot of money. [REDACTED] [REDACTED] told me that last year, about 600 tourist coaches visited the site from different parts of the country, thus putting Oswaldtwistle on the map. There is also a small Textile Museum on site (currently under repair) and some other displays relating to local history. Also, adjoining the entrance from Pickup Street, is the Business Centre, with 26 Tenants, and on the top floor is a large model railway display by the East Lancs Model Railway Society, who now hold their meetings there and put on a large annual show/competition every September. [REDACTED] I know that groups of children are welcomed at the Mills when learning about the town's local history and heritage. For these reasons I believe that Oswaldtwistle Mills is much more than just a "retail outlet".

MM38 – Viability of “Affordable Homes” on new Developments

I’m aware from my Planning Committee experience that Housing Developers, especially of lower cost homes, e.g. Keep Moat, Gleeson, can resort to Independent Arbitration if they consider that the Council is trying to impose onerous demands on them which would make their project financially unviable. This applies to contributions requested through a Section 106 Agreement, e.g. for Green Space/Play Area, but also to Affordable Homes. Sometimes the Arbitrator rules in favour of the Developer, and therefore some or all of the demands are removed. I’m concerned that some Developers are seeing this mechanism as “an easy get-out” from their obligations, especially to provide Affordable Homes. I’m quoting an example from my own Immanuel Ward, Oswaldtwistle, where McDermotts Builders have submitted a Planning Application for 55 houses (site HP9 earmarked in new Local Plan) at Rhoden Road and are already saying they won’t be able to provide the specified number of, or indeed any, Affordable Homes. The Developer carried out a public leafleting campaign to some houses in the area several months ago. It “isn’t a good look” if some Affordable Homes are promised and then not delivered!

MM61 – Leisure/Recreational Development in Rural Areas

Over the past few years we have received Planning Applications for a small “Glamping” site near Dean Clough Reservoir at Great Harwood from a former Councillor. These have been refused, due to the site’s location in the Green Belt. However, some Councillors & members of the public have been quite sympathetic towards this idea, based on the fact that visitors holidaying there would very likely be indulging in “country pursuits” such as hiking, cycling, horse-riding or fishing. They might also patronise local businesses, such as shops, pubs & restaurants. Can an argument not be made in favour of Glamping sites in the Green Belt?

MM83 – Grade II Listed Shuttleworth Hall

I’m just pointing out that the Hall is in fact in the Parish of Hapton, in Burnley Borough, although I appreciate that its “setting” might still be relevant, as it isn’t far from the Hyndburn/Burnley Borough Boundary slightly to the West.