

**MINOR UPDATE**

<b>Application No:</b>	<b>DC/18/00577/FUL</b>
<b>Site:</b>	<b>Land At Barlow Ashtree Lane Rowlands Gill</b>
<b>Proposal:</b>	<b>Proposed construction of timber frame agricultural education building and associated car parking and site access adjacent to agricultural shed previously approved under application DC/17/00433/FUL (amended 03/07/18).</b>
<b>Ward:</b>	<b>Winlaton And High Spen</b>
<b>Recommendation:</b>	<b>Refuse Permission</b>
<b>Application Type</b>	<b>Full Application</b>

**Reason for Minor Update**

**Revised National Planning Policy Framework and further representation.**

**The National Planning Policy Framework, the NPPF, was revised on 24 July 2018, after this Committee's agenda was finalised. The revised NPPF has immediate effect.**

**The paragraph numbers in the revised NPPF have changed and therefore the NPPF's paragraph numbers included in the application reports are no longer correct. Paragraphs relating to protecting the Green Belt are now numbered 133 to 147. As before, the revised NPPF should be read as a whole.**

**The revisions to the NPPF do not change the assessment of this application.**

**One further representation has been received. The representation was received from a resident who was intending to address the Committee. They are no longer able to attend Committee due to prior arrangements but instead forwarded a written statement. The following is a summary of the main points contained within the submitted document:**

- There will be an influx of traffic on Barlow Road, Barlow Fell Road, Barlow Crescent, Pawston Road and Ashtree Lane as a result of the proposal. These roads are not capable of coping with the increased demand. There is no provision made for the upkeep of the roads.**
- It has been proven that visitors to rural areas do not adhere to speed limits and often cause litter issues. No provision has been made to fund traffic calming speed bumps or barriers through the village.**

- **Barlow Fell Road, Barlow Crescent, Garesfield Lane, Hollinhill Lane and Ashtree Lane (most part) are single lane roads and are not equipped for additional traffic. These roads are used by cyclists, horse riders, hikers, dog walkers and children. No suggestion or provision has been made for these roads has been made. There is no mention of widening the roads or providing foot/cycle ways. Also, no provision has been made to allow for large passenger vehicles to pass through the village and surrounding single lane roads.**
- **Internal and external planned demonstrations will adversely affect the living conditions of those in the area due to the lack of external soundproofing throughout the 24 properties. Ground vibrations and noise have no limitations and this is a great concern for residents.**
- **The development is not comparable with the development at Rising Sun.**
- **Education buildings are beneficial to those with special needs but we should not simply accept something that would affect our village on a “just because” basis and without having provisions in place to take care of concerns first.**
- **There are more suitable locations for such a centre, where access is not an issue and surrounding residential homes will not be within close proximity to be affected by noise, traffic or access.**
- **This centre will not bring any benefits to our village and we fail to see any effective rural growth or local jobs being produced based on the information supplied.**

**SEE MAIN AGENDA FOR OFFICERS REPORT.**