

Building Sites Adjacent to Gisburn Road Progress Report

Former Pendle Brook Site:

The Clerk has spoken to Mr. Pinkus site agent for Booths Supermarket on this project and the slow progress can be attributed to the following causes:

- On going discussions between Lancashire County Council Highways and Legal departments and Booths solicitors.
- On going discussions with Lancashire County Council Legal department regarding the section 106 agreements.

Once these matters have been resolved Booths will complete on the land purchases necessary. There will need to be a time delay on work on the mill site to allow the current owner's time to remove their business. This could delay the start of construction on the mill site to 2010 but Booths wish to proceed at the soonest opportunity. The Clerk asked if it would be possible to progress the car park earlier and Mr. Pinkus said he had already mentioned this to Booths and that this was being considered but this is unlikely to be started prior to the ratification of all section agreements with the County Council.

Former Car Park at Rushton Street:

The Clerk has contacted Lancashire County Council and spoke to Mr. A. Hird Building Surveying Area Manager (East) regarding progress at this site he said that the project had been put on hold whilst legal problems were sorted out. He intimated that this phase was drawing to a conclusion and that construction would begin shortly afterwards but would give no firm dates for either restarting construction work or when he expected the project to be completed.

The Clerk emailed Mr. Hird formally asking for a written response he responded next day with the following message Thank you for your query. I have forwarded your request to a number of colleagues in an effort of obtaining a formal consistent response being mindful of the issues surrounding this project. The Clerk will further report when he receives a response. The Clerk received a second email advising that the Chairman of the Governors would report to the Council the clerk contacted the head of school for contact details and was told that the Chairman of the Governors would email a response prior to the meeting. (Copy Attached)

Former Metro Garage Site:

The Clerk has searched on the Land Registry and the land is registered as owned by James Mathew Barlow and Rowanmoor Trustees Limited. The Clerk has sent Mr. Barlow a fax asking him what the future plans are for the site. (Copy attached)

Mr Iain Lord
Barrowford Parish Council
Barrowford
Lancs

2 February 2009

Dear Iain

Barrowford School – Multi Use Games Area (MUGA)

Further to the Barrowford School's Resources Committee meeting, held on Tuesday 27th January 2009, at which Councillor Mick Simpson requested that the Western Parish Council could be updated on the latest progress on the above mentioned project.

After many months of protracted negotiations re the issues pertaining to the foundations of an adjoining property and the footings of an adjacent wall, agreement has now been reached with Mr and Mrs Waine, landlords of the adjoining property on the corner of Gisburn Road. However, due to lengthy negotiations, the School has been forced to reapply for permission to proceed under the terms of the Party Wall Act. The good news is that is expected to be agreed shortly. This aspect is being handled by Andrew Hird, from the LEA Estates Dept, acting on behalf of the School.

It is hoped, pending a successful Party Wall Act application, the project will resume during March 2009 with a 6 week build time. Hence we are hoping for completion by end April 2009.

Yours Faithfully

Stewart Cooper
Chair of Governors
Barrowford School

Dear Mr. Barlow,

I have been instructed by the Council to make enquiries regarding the prospect of construction starting on former Metro Garage site as along with two other large sites along Gisburn Road have become neglected once planning permission has been granted. The Parish Council has lived with these sites for several years but feels that as all three sites about the Barrowford Conservation Area it is time that an effort was made to ascertain the likelihood of the planned and approved buildings being built.

The Council is aware that at the moment the current economic climate is not conducive to major construction projects but is concerned that as summer approaches yet another year will be blighted to both visitors and residents by these unsightly sites. The Parish council is trying to promote Barrowford as a visitor's area to help encourage people to visit Barrowford and spend money in our local shops and would appreciate your co-operation in either starting your project or attempting to screen the site from Gisburn Road. Please contact me with any information you feel may be helpful to the Parish Council.

Yours Sincerely,

Iain Lord
Clerk of the Council