

Defined Shopping Frontages in Newbridge:

Replacement Local Plan 2001-16: The Replacement Local Plan did not address the historic shopping centres of Barrowford which by both linear layout and makeup encompassed the four distinct and different settlements of Carr Hall, Newbridge, Netherford (Central) and Higherford. In the case of both Carr Hall and Higherford retail was limited to local branches of the Co-op and several small essential food shops. Newbridge and Netherford as the larger centres of occupation had a greater and more varied number of retail premises, with Netherford being the accepted centre of the village.

The Local Plan failed to adequately incorporate and address the level of retail outlets within Newbridge. The Local Plan highlighted two retail blocks within Newbridge, King Edward Terrace and Gladstone Terrace; both of these terraces lie to the east of Gisburn Road but totally ignores the retail premises on the westerly side where the highest proportion of residential properties exist. This lack of provision within the Local Plan has helped stifle retail growth within Newbridge and helped reduce the vitality and viability of existing businesses.

Historic Retail Context: With the exception of single shops predominantly corner shops sited at the ends of individual terraces, the main retail area of Newbridge was confined to three distinct terraces. Two of these were included in the Local Plan but 51-63e Gisburn Road was omitted. Information gleaned from the Barrett's Directory of Burnley and District can back up this statement:

1896: Entries restricted to property owners.

55 Grocers Miss Ann Buckle

59 Grocers & Draper James Atkinson

1914: Entries restricted to property owners.

63C Newsagents Chas Brett

63d Fried Fish Shop Mr. T. Varley

63e Painter & Decorator Mr Joseph Hill

1923:

51 Confectioners J. Dixon

53 Co-op Butchers

59 Confectioners J Atkinson

63b Chemist A Swinglehurst

Confectioner D Livock

63d Fried Fish G Bagshaw

63e Stationer J Hill

1937:

51 Confectioner A Halton

53 Co-op Butchers

59 Confectioners Miss E Atkinson

63 Confectioners R Frankland

63b Chemist W Anderson

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63c Confectioner Mrs. T J Broughton

63d Fried Fish E Schofield

63Newsagent/Painters & decorators J E Hill & E & H Hill

1949:

51 Grocers & Beerseller R Metcalfe

53Co-op Butchers

59 Confectioners Mrs. F Frankland

63b Chemist W Anderson

63c Confectioners Mrs T J Broughton

63d Hardware E Parker

63e Newsagents J E Hill

The above list of uses although not comprehensive gives an impression of a terraced block which included retail throughout the block between the 1890's and the late 1940's. This retail/business use of properties continued until the present time with several properties being amalgamated into single units between the early sixties and the present day.

Current use of 51-63e Gisburn Road:

51-53 Off-licence Convenience Stores

55 Former Parish Council Offices

57 Residential

59-61 Dental Surgery

63 Residential

63a Formerly Wedding Dress Boutique

63b-63e Electrical Shop

Premises uses at the time the Local Plan was drafted have varied very little with the exception of 63a which was given change of use from residential to retail. The historic and current high level of retail/business uses of the terrace gave a more than justified reason why the terrace should have been included in the Local Plan.

Future Planning Policy Options: The current Local Plan expires later this year and over the last decade Barrowford Parish Council has had numerous discussions with both planning and planning policy officers to try and address this anomaly in the Local Plan.

Now that the Core Strategy has been adopted and other documents that will make up the new Local Plan are in the offing then this is probably time to redress this imbalance in policy by including 51-63e Gisburn Road as part of the outlying shopping frontage outside Barrowford's defined shopping centre. This will be both recommended to Planning Policy officers whilst drafting the relevant policy documents and will be included in the Neighbourhood plan currently being drafted by the Parish Council.

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Parish Council Comments relating to Planning Application 13/15/0627P:

Barrowford Parish Council feels justified in saying that although the Local Plan has several weeks to run it has been super ceded by the adoption of the Core Strategy and that its current relevance to Local Planning Policy is significantly diminished and should this application be turned down on the policies contained in the Local Plan defending such a decision at appeal could be both difficult and incur expenditure on behalf of the Borough Council.

Barrowford Parish Council although the vendors of this property have consistently shown support to other applications within Newbridge and have actively promoted Barrowford as a diverse retail experience encompassing all retail both within and outside the definitive shopping centre and support this change of use back to the buildings previous retail status.