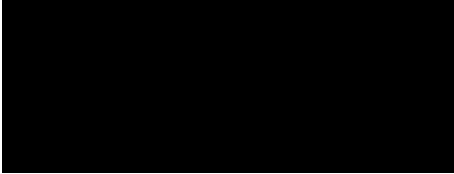


Menton Trading Ltd

Property Consultants

Representative Office:

Oakley House
Ballymurray
Roscommon
Co. Roscommon
Rep. of Ireland



5th October, 2018

Planning & Development Officer,
Barrow Council,
Town Hall,
Duke Street,
Barrow-in-Furness,
Cumbria LA14 2LD

Dear Sirs,

Re: Candleworks Site, Schneider Road, Barrow

We are in receipt of a letter dated the 21st ultimo from Mr. Phil Huck, advising that there has been a request that the Borough Council complete a needs assessment for a traveller's site in the borough and that the housing allocation for the above site, owned by this company, has been removed

Concerning the needs assessment for a traveller's site in the borough, irrespective of any requirement elsewhere in the borough, the council should be made aware of our position in this matter. The current use of the Menton Trading Ltd land as a largely traveller's caravan site, has only continued in this vein following the collapse of the property market in 2008. As you are no doubt aware, at that time there was a joint venture between the council and ourselves to obtain planning permission to build 63 residential dwellings upon the Menton land and the adjoining council owned land. To accommodate this joint venture for residential housing, the site was run down to a low level of occupancy and notices to quit issued to the remaining tenants, so that vacant possession would be available to the developer.

The above has been the position since the financial collapse of 2008, with the existing tenants on a rolling notice whilst we awaited an upturn in the property market, so that the site could be sold with vacant possession, There was never any intention to maintain the current usage, rather this was dictated by external circumstances. The assumption made in MAM37 about continued current use is incorrect. For the avoidance of doubt, our solicitors are currently preparing notices to quit in respect of the seven families in current occupancy and it is expected that the site will be fully vacated by the middle of November, at the latest. This site will cease to be available as Traveller's caravan site at that time and will remain fallow until sold.

Concerning the removal of our housing allocation under mod ref.MAM61, which we understand to mean the land belonging to Menton Trading Ltd., situate at Old Candleworks Road, adjoining Schneider Road, Barrow-in-Furness, we would wish to make a representation to have the previous residential housing allocation reinstated.

Our representation submits that the following should be taken into consideration:

1. Since time immemorial this site has been zoned for residential development and was the reason the company purchased land on the site over a period of many years and relied upon that zoning, as without this zoning no such purchases would have been made.
2. We were approached by the council in or around early 2005, to enter a joint venture with the council to apply for planning permission for a residential development of 63 houses using the Menton land and the adjoining council land at Schneider Road. Planning permission was granted, gas tests completed, traffic impact assessments made and all other requirements met. Both plots of land would have been sold at that time to interested developers, apart from the financial crash of 2008. It was not apparent at that time that there was any concern as to where the existing travellers might move.
3. There appears to be some concern as to access to the site. This should not be the case. There is a road that goes down alongside the Menton land and the adjoining council land and comes out on to Schneider Road. There is also an additional access to Schneider Road at the other end of the site. This is the access that would be provided at the former Christie's Garage, which was purchased for this specific purpose at the time of the joint planning application between the council and ourselves. This extra access is noted in the plans of the time. Menton Trading Ltd owns this land and so two access points are and always have been available since 2005.
4. If the council were content to authorise the building of 63 residential properties on the land at Schneider Road around 10/12 years ago, with no houses built, there must be a stronger reason today for residential development in the area. All the more so, with our current lesser housing allocation.
5. The assumption as to "uncertainties regarding the deliverability of the site" is incorrect. No effort has been made to contact this company, as the site owners, to ascertain our position. This is a mere assumption, not fact based and cannot be relied upon. As stated above, this site will come forward with vacant possession by the middle of November, 2018 and will remain vacant and available thereafter until sold.

For the reasons stated above, it is requested that consideration be given to this representation to have the previous housing allocation of Menton Trading Ltd at Schneider Road, restored and which has been removed under SHL013b from the Proposals Map.

Yours faithfully,

