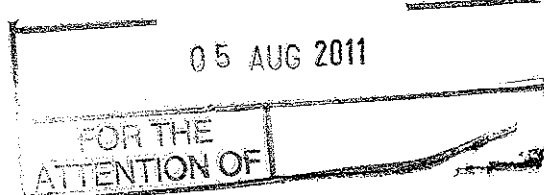


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WISWELL PARISH COUNCIL

~~Chairman~~ - Councillor J H Strong



Mrs Victoria Wilson
Clerk to the Parish Council
Kemple View
Pendleton Road
Wiswell
Clitheroe
Lancashire
BB7 9BZ
Tel: 01254 823257
Email: parish.council@wiswell.plus.com

Mr J Macholc
Head of Planning Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

1st August 2011

Dear Mr Macholc

Planning Application No: 3/2011/0498

Demolition of all buildings on site (existing house, kennels and various outbuildings) and erection of a new dwelling incorporating a bed and breakfast business

The Eaves, Pendleton Road, Wiswell, Clitheroe, Lancashire, BB7 9BZ

The above application has been considered by members of the Parish Council and the Councillors wish to object on the grounds that it contravenes the following local planning policies:

1. Policy G1 (a) and (e)
The size of the proposed development will adversely affect the amenities of the surrounding area.
2. Policy ENV1
The Area of Outstanding Natural Beauty must be protected, conserved and enhanced.
3. Policy ENV2
The area immediately adjacent to the Area of Outstanding Natural Beauty must be protected, conserved and enhanced.
4. Policy ENV3
The development is not in keeping with the character of the landscape area and does not reflect local vernacular, scale, style, features and building materials.

5. Policy H2
The development does not meet the criteria for dwellings in the open countryside. The proposed dwelling does not solve a housing need.
6. National policy statement PPS 7
The plans are not of exceptional quality or of an innovative nature.
7. The development will be detrimental to the street scene from Pendleton Road and from the A59.

In addition, the Councillors would like to make the following comments:

1. The proposed property is out of character with its surrounding area. All the nearby properties are bungalows and such a large property is not in keeping with its neighbours. The scale of the proposed property (13 bedrooms plus swimming pool) has all the makings of a spa hotel.
2. The property to be demolished has only recently been totally refurbished.
3. A property of such a large scale will have a significant visual impact on the Area of Outstanding Natural Beauty. It will dwarf surrounding properties and impact on long range views.
4. The properties used as illustrations in the Design and Access statement are very old houses set in extensive acres of land, not next to a country lane. The proposed building should be set on an 80-100 acre site with a 400 yard driveway, not on a country lane next to working farms.
5. The vehicular access during the demolition and construction phases is of some concern, as is the level of increased traffic to a large bed and breakfast business from a narrow country lane.
6. A local farmer on the same road has tried numerous times to obtain planning permission to convert a very small barn on Pendleton Road but this has been denied by the planning department. The impact of the barn conversion is insignificant compared to this planning application.
7. The name Wiswell Hall has already been used, the building existed for hundreds of years.

Should the application be recommended for approval, the Parish Council request that the following conditions are made to protect the residential amenity of the neighbours and the residents of Wiswell village:

1. Limit the hours of working on the site 7am to 5pm Monday to Friday only.
2. Construction of the building and associated landscaping to be completed within 24 months from the date of the start of construction.

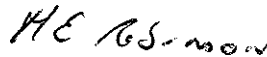
Yours sincerely



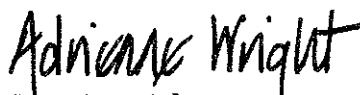
Cllr R J Thompson



Cllr E Sandham



Cllr Mrs M Robinson



Cllr Mrs A Wright