

Whalley Parish Council



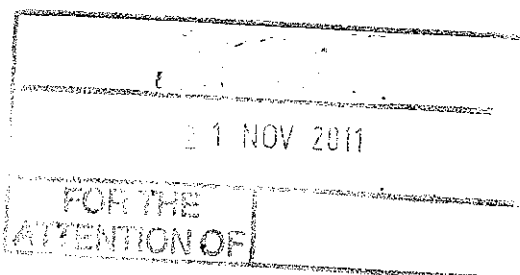
16 The Dales
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18th November 2011

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Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA



Dear Mr Macholc:

PLANNING APPLICATIONS

At the recent meeting of Whalley Parish Council's Planning Group, which was held on 17th November 2011 the following applications were considered and the Groups' observations are detailed below:

APPLICATIONS CONSIDERED

3/2011/0840	Proposal:	Remove dead wood, crossing branches and epicormic growth from oak tree (Information only)
	Location:	26 Hayhurst Road Whalley BB7 9RL
3/2011/0815	Proposal:	Form new door opening.
	Location:	35 King Street Whalley BB7 9SP
	No Observations	
3/2011/0837	Proposal:	Proposed erection of 46 dwellings, comprising a mix of 2, 3, 4 and 5 bedroom properties with associated access, car parking, boundary treatment and landscaping.
	Location:	land off Pendle Drive Calderstones Park

OBJECTION

- 1) The Parish Council object to this application, taking the view that any development of this scale will create an excessive demand on the infrastructure of the village, which is already inadequate to meet the demands of the existing population and those of the occupants of the properties for which permission has already been granted. Whilst the facilities in the village satisfy the criteria for the village to qualify as a key service centre for the purposes of the Settlement Hierarchy, the capacity of those facilities, in particular in relation to education and traffic (and also health care and appropriate retail outlets) is insufficient to accommodate this application.

- 2) In terms of policy, the Planning Statement is misleading in referring to a location "within the defined Calderstones Hospital campus as identified under saved policy A3". The policy actually provides that development should be limited to the existing central built campus, as defined on the Proposals Map. This site is outside that campus, and is therefore to be subject to Policies G5 and ENV20. The Parish Council consider that only item iii of G5 would appear to be relevant to this proposal, as a site developed for local needs housing (in which case it is subject to Policy H20). In this case, a development on open countryside should be providing 100% affordable housing intended to meet a proven local need, which is certainly not the case with this application. To say that there is a precedent with the Calderstones Green permission is somewhat misleading as each application should be considered on its own merits. The site of this application is different to Calderstones Green, being located close to a biological heritage site, and needs to be considered carefully. The applicant seems to suggest that considerations of PPS3 and RSS "trump" the local plan (policy G5), but these policies still require "deliverable sites" and "sustainable communities", and the Parish Council do not consider that either of these criteria are met.
- 3) It is noted that the application is shown as retaining "open space" to the north west. Access to this area would be achieved through pedestrian openings, but both of these appear on the layout plan to be at the end of routes wide enough for vehicles. The suggested financial contribution to open space is specifically directed to a site away from the application site. This open space is immediately adjacent to the biological heritage site which would already be affected where it abuts the proposed development. Therefore, if, despite our objections, permission were to be granted, proper and careful consideration needs to be given to preventing impact to this area, possibly by getting the financial contribution to be specifically allocated to this open space as opposed to one located several hundred metres away or by getting proper G6 status for this open space.
- 4) The Parish Council consider that traffic in Whalley already exceeds a tolerable level. It is noteworthy that the Co-op changed the entry location for the site recently passed on appeal from Riddings Lane to Hayhurst Road, so as to avoid the difficulties with congestion at the junction of Station Road with King Street and Clitheroe Road. This is not possible with this proposed development, where the vast majority of traffic will use this roundabout. The view of the Parish Council is that the tipping point for traffic and congestion in the village has already arisen, and that this proposal will create yet more problems.
- 5) The position of Lancashire County Council with regard to education is that they will provide places in Lancashire for pupils from Lancashire. If necessary this will involve "bussing" pupils of primary age. The County Council will accept a financial contribution, and then consider where the pupils are to be educated. This is not environmentally sustainable, nor is it suitable for young children or for the development of a coherent community in which those children can grow up together. It would seem that the nearest school at which pupils might be accommodated (if building work were to take place) is at Barrow. If, despite our objections, permission is granted, the County and Borough councils need to consider the terms of the section 106 agreement very carefully. As currently drafted, it provides for payment for primary places in Whalley. It is the Parish Council's understanding that there is no opportunity to take on more pupils at Whalley School. There is therefore currently a risk that the contribution would be refundable if the position remains as it, and the draft is not amended appropriately.
- 6) The Parish Council is interested to note at paragraph 5.6 of the Planning Statement that a new Parish Council notice board would be erected on Pendle Drive. The Parish Council require involvement in the section 106 agreement, or at least payment of an appropriate contribution to the cost involved in servicing and maintaining this board.
- 7) The application declares its compliance with, and slight exceeding of targets for sustainability. The Parish Council query why, if the applicant is so keen to demonstrate their sustainable credentials, there appears to be a desire to accomplish a minimum rather than trying to maximise the use of renewable energy.
- 8) In conclusion, the Parish Council opposes this application due to the impact on the village infrastructure, the social issues for the children whose education will be affected, the non-compliance with existing local plan policies and the unsatisfactory arrangements with regard to the open space. If, despite our objection, the decision is taken to grant permission, then very careful consideration needs to be given to conditions and the section 106 agreement.

3/2011/0839

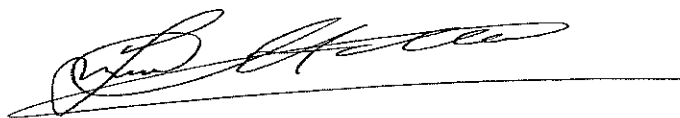
Proposal:
towards river and path (Information only)

Fell sorbus. Reduce canopy of sycamore by 20% and remove low limb extending

Location:

Whalley Abbey Conference Centre The Sands Whalley BB7 9TN

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Fred Holland', written over a horizontal line.

Fred Holland

Clerk to Whalley Parish Council