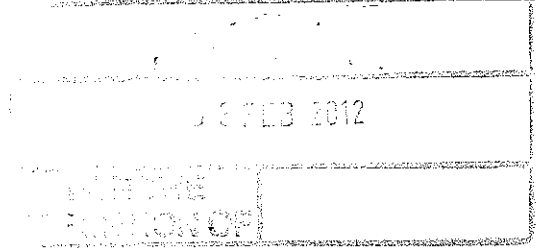


WISWELL PARISH COUNCIL

Chairman – Councillor J H Strong



Mrs Victoria Wilson
Clerk to the Parish Council
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Wiswell
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Mr J Macholc
Head of Planning Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

26th January 2012

Dear Mr Macholc

Planning Application No: 3/2012/0010
Demolition of all buildings on site (existing house, kennels and various outbuildings) and erection of a new dwelling
The Eaves, Pendleton Road, Wiswell, Clitheroe, Lancashire, BB7 9BZ

The above application has been considered by members of the Parish Council. It was noted that the previous application for a replacement dwelling on this site was refused by Ribble Valley Borough Council planning committee as it was judged to be detrimental to visual amenities of the area and contrary to the provisions of Policies G1, ENV2 and ENV3 of the Ribble Valley Districtwide Local Plan. This application is for a resiting of the building contained in the previous application and the opinions of the Councillors have not changed since their letter dated 1st August 2011. The grounds for objection are that the application 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. Policy RT1

The development is not well related to the public transport network as the nearest connection is 1 ½ miles away.

8. The development will be detrimental to the street scene from Pendleton Road and from the A59.

9. Policy H14, Paragraph 5.12.6

The development should be classed as a new-build in open countryside, not a replacement dwelling. The hybrid use of the development is not sufficient to merit a relaxation of policy H14. The ratio between employment and residential should be in the order of 40% residential and 60% employment (broadly the current use of the existing site between the bungalow and kennels) but this is not the case on this planning application.

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 and its 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.
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.
8. 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:
 - a) Limit the hours of working on the site 7am to 5pm Monday to Friday only.
 - b) Construction of the building and associated landscaping to be completed within 24 months from the date of the start of construction.

Yours sincerely

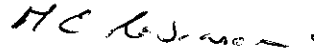
Cllr R J Thompson



Cllr E Sandham



Cllr Mrs M Robinson



Cllr Mrs A Wright

