

WISWELL PARISH COUNCIL

Chairman – Councillor J H Strong

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

17 FEB 2012
FOR THE
ATTENTION OF

15th February 2012

Dear Mr Macholc

Planning Application No: 3/2012/0010 (Amendments)
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 amendments made to above application have been considered by members of the Parish Council. The Councillors maintain their strong objections to the plans, as outlined in their letter dated 26th January 2012, and believe that the application should be treated as a new-build in the open countryside and not as a replacement dwelling.

They also wish to point out that the amendments include reference to a bed and breakfast business but this is not supported by a business plan. As the original application did not refer to a bed and breakfast business, the Councillors are concerned that this is not the true intended use of the property, nor will it be a viable business proposition.

The Councillors have noted that the amended plans show that a gross area of 272 sqm of the dwelling will be used for the bed and breakfast business. However, as this figure includes a dining area on the ground floor that is a shared space used by the family and not solely as part of the business, the Councillors believe that this space should not be included in the calculations of business usage.

Yours sincerely

Cllr R J Thompson

Cllr Mrs M Robinson

Cllr E Sandham

Cllr Mrs A Wright