

George A Turner

Rampholme
Hothersall Lane
Hothersall
Preston
PR3 2XB

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Tel. 01772 783414
Email. Ramprail@aol.com

13th November 2012

Ms Claire Booth
Planning Officer
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Ms Booth

Plan 3/2012/0157 – New Multi Purpose Agricultural Building on Land Adjacent to Hothersall Lane.

Thank you for your letter of 25th October and for the amended plans. It is noted that the new building will be placed on an 'existing track to be extended... The existing track was put in place a few days before the submission of these latest plans. It is not clear whether the track has been extended. Unfortunately the plans do not show the site of the new building by referring to its distance from a fixed point – namely the gateway entrance from the field in to Hothersall Lane. This distance is important because the closer the new building is to the Lane, the greater its adverse visual impact.

There are also concerns within the Parish that if planning permission is granted it will create a precedent for future unwelcome development.

However this Council has no objection to this set of plans in principle but if permission is granted it is suggested that a condition is attached:

'The new building shall be placed in the south west corner of the field shown on the plans. REASON: For the avoidance of doubt and to minimise its visual impact on Hothersall Lane.'

Yours sincerely

Clerk.

Hothersall Parish Council