

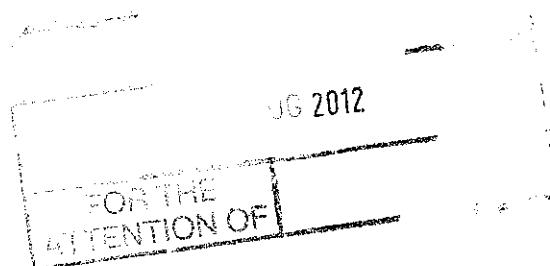
HOTHERSALL PARISH COUNCIL

Clerk: Mr G A Turner
Rampholme
Hothersall Lane
Hothersall
Preston
PR3 2XB

Tel: 01772 783414
Email: Ramprail@aol.com

28th August 2012

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



Dear Ms Booth

Planning Application 3/2012/0157 – New multi-purpose agricultural building on land adjacent to Hothersall Lane

In continuance of our letter dated 11th June 2012, Hothersall Parish Council objects to these plans for the reasons given below:

1. The imprecise nature of the plans. It remains impossible to determine where exactly this building will be placed in relation to the roadside hedge. The suggestion is that it will be rather close.
2. Visual Impact. This is a large building which will be partially screened by the roadside hedge but the upper sections will be highly visible and they will severely detract from the visual amenity of our pleasant country lane.
3. The new building is not part of an existing farm complex. Granting permission will create a precedent for future planned expansion at this site and even ribbon development down Hothersall Lane.

This Council is in full agreement with the opinion of the Senior Assistant Land Agent, namely that there are no operational reasons for the proposed site and that there are other positions within the field where the building would be better placed.

If planning permission is granted there are other concerns which this Council asks to be considered:

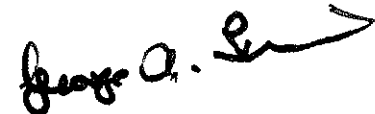
- (a) Access. The applicant has clearly considered but not proceeded with at this time, the question of a more convenient access to the new building. Given its close proximity to the roadside hedge the easiest way to achieve

this would be to remove the hedge altogether and have direct access to the Lane from in front of the building. This would make the building a highly visible eyesore. Vehicles attending the new building would find it more convenient to park in the narrow Lane rather than on the field. Given normal farming activities they are likely to stand there for some time. This would exacerbate the difficulties experienced further up the Lane caused by vehicles parking on the bend outside the Airey Houses. Parish records show that this has been a regular cause for complaint over the past 40 years.

It is requested that a condition is attached that 'no additional access to the field shall be permitted from Hothersall Lane.' – reason – to preserve the visual amenity of Hothersall Lane and to avoid unnecessary interference with passing traffic.

- (b) Provisions for the disposal of waste given the closeness of the building to a nearby ditch
- (c) The materials used for construction. The upper portions of the building will be highly visible above hedge level. It might be considered that they would blend in better with the landscape if they were constructed in dark green material rather than the bare wood envisaged.

Yours sincerely



Clerk.