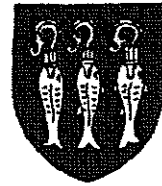


Whalley Parish Council



16 The Dales
Langho
Blackburn
Lancs.
BB6 8BW
22nd September 2012

Tel: 01254 245815
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Sarah Westwood
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sarah:

PLANNING APPLICATIONS

The parish council note your letter reporting a number of amendments to this application.

On perusal of these amendments it is apparent that the applicant has not taken into consideration the parish councils previous concerns. These are detailed as follows:

3/2012/0179 Proposal: Outline application for a residential development for the elderly, comprising of 38 bungalows and 40 retirement apartments.

Location: land at Accrington Road Whalley

OBSERVATIONS/OBJECTIONS

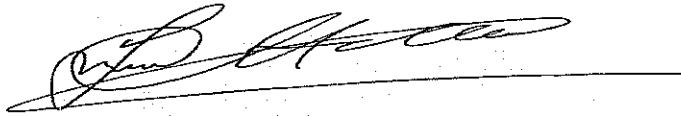
The parish council will support any objection put forward by the officers or any statutory consultees on the following issues:

- the problems with building on the flood plain and the immediate proximity of the River Calder to the proposed development
- the possible lack of capacity to receive waste water and sewage
- the loss of visual amenity, particularly when viewed in the context of the conservation area from Whalley Nab and from Accrington Road and the footpath to the east and south
- the apparent inadequacy of parking provision of 15 spaces for 40 apartments – the parish council are very surprised that it claimed that this is in accordance with standards.

Further, the parish council are very concerned at the lack of LCC highways comment on the suggested village parking provision. This site, properly developed including adequate long stay village parking has been identified by the parish council and features in the existing Parish Plan as a location for long stay parking, without which LCC will not make progress on time limited parking in the village centre which is perceived as a means of addressing the congestion from which the village already suffers. If this application is passed without adequate village parking, a real opportunity will have been lost. The parish council would seek a considerably larger village car park; adequate protection to prevent residents on the site

and their visitors from using the "village car park spaces"; and a view expressed by LCC Highways that the proposed village parking is sufficient to enable time limited parking to be introduced.

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