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Planning Department
Ribble Valley BC
Council Offices
Church Walk
Clitheroe
BB7 2RA

FAO Ms Claire Booth

23 April 2012

Dear Madam

**RE: APPLICATION NO: 3/2012/0247
CAR PARK FOR SYCAMORE BUNGALOWS, GISBURN**

Please be advised that Gisburn Parish Council wish to object to the above application

Firstly, the Parish Council do not understand why the proposal is for a car park at the rear of the properties when there is adequate land in front of the bungalows which could be used for the same purpose. Currently, the area in front of the bungalows is only used as lawn. It would be more sensible to devise plans for a car park using this area rather than a greenfield site at the rear.

Secondly, the Parish Council do not understand why access should be any easier to the properties from the rear as there will still be a need for a steep flight of steps. At present, there are two short flights of steps and a tarmac ramp; steeper steps would therefore be more difficult than the current arrangements at the front of the properties.

Thirdly, access to the proposed car park to and from the A682 is going to be potentially very dangerous. The A682 is one of the most dangerous roads in the country and is extensively used by large HGVs and fast motorbikes, as well as ordinary cars, all of which approach the mini-roundabout in Gisburn, near the proposed entrance, far too fast on occasion. The Council feels that having a car park access here is "an accident waiting to happen". The situation with danger is compounded at this location on certain days when there is an event at Church as churchgoers are obliged to park on the road as there is no Church car park. If larger vehicles are unable to turn round in the new car park they will also be compelled to reverse onto the A682 which will be even more dangerous.

Fourthly, during the winter months, use of the car park could be curtailed by the fact that it is going to be unlit and access could be difficult in icy or snowy conditions unless appropriate measures are to be taken to deal with these situations. Again, if a car park was to be constructed at the front of the properties there is street lighting on the A59 and there would be no access road required so gritting would not be an issue.

Fifthly, we understand that emergency vehicles already have the right of access along a tarmac driveway to the front of Langlands Barn, a property adjacent to the Bungalows.

Sixthly, we are led to believe that drainage in the vicinity is not good at present and further development could exacerbate an existing poor situation.

The Parish Council would be grateful if the above points could be considered when recommending a decision for this application.

Yours faithfully

FOR AND ON BEHALF OF GISBURN PARISH COUNCIL

CATHY HOLMES (MRS)
CLERK TO GISBURN PARISH COUNCIL