

Whalley Parish Council



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10th May 2012

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Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
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Dear Mr Macholc:

PLANNING APPLICATIONS

3/2012/0327 Proposal: Mixed use development comprising residential (C3); nursing home (C2); car parking; open space and ancillary landscaping.

Location: land to the East of Clitheroe Road (Lawsonsteads)

OBJECTION

The Parish Council is mindful that this application differs from the previously rejected application, yet it is evident that attempts to alleviate the concerns expressed previously by the parish council have not been met.

The parish council will support any objection forwarded by RVBC, LCC officers or any statutory consultees on the following issues.

- a Education – The lack of places in Whalley and the Ribble Valley schools is the norm for both primary and secondary pupils. The resultant transport of pupils out of the area is financially and environmentally flawed. The parish council is strongly opposed to the education of local pupils away from the local community as appears the likely outcome of this proposed development.
- b Traffic in the Village – The parish council seek a plan that provides adequate parking for long stay motorists that enable time limited parking to be introduced in the village. Any increase in traffic in the village centre has an impact and the cumulative effect of this proposal, (and those that already have planning permission) cannot be disregarded as a triviality.
- c Traffic on the Village Extremities – The parish council is strongly of the opinion that it is not appropriate to add to the traffic using the already hazardous junction at the top of Wiswell Lane where it joins the A671.
- d Consultation – Public meetings in response to the Core Strategy and the earlier dismissed application from this developer have demonstrated emphatically that this development is not wanted by the people of Whalley.
- e Drainage – As previously noted the amount of water passing through the water courses and the inadequate culvert under King St will be exacerbated by this scheme.
- f Existing Policy – Policy G5 contemplates only small scale development outside the settlement boundaries and village boundaries. This is not a small scale development. Policy ENV3 recognises the need to protect and enhance open countryside, protect and conserve natural habitat and traditional landscape features. This development destroys these features. A development abutting Clitheroe Road will fill the only open space when approaching the village from Clitheroe and will obscure the views of Whalley Nab from this approach.

A feature of the last two years has been the succession of developers who wish to build both in the immediate environment of Whalley or within the parishes bordering the village. (Billington/Barrow). Should all these proposed developments be successful the ACCUMALATIVE IMPACT on Whalley will quickly destroy the ambience associated with a

Ribble Valley village. Whalley Parish Council has no confidence that the second tier of local government RVBC, (Despite the imminent publication of plan for consultation of the Ribble Valley Core Strategy 2008-2028) or the third tier LCC, are providing the rationale, leadership or resources to combat this accumulation of development and attendant problems to the village.

3/2012/0314 Proposal: Proposed seating area outside the shop comprising 3no fixed wine barrels
with portable seating.

Location: The Whalley Wine Shop Ltd 63 King Street Whalley

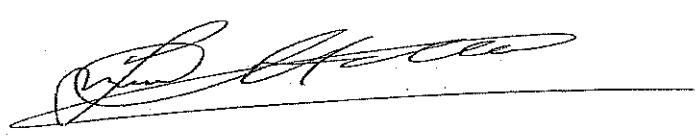
No Observations

3/2012/0334 Proposal: Proposed replacement of existing 2.5m high security fence with a new
3.6m high security fence surrounding West Drive Wards

Location: Calderstones Hospital Mitton Road Whalley

No Objection

Yours Sincerely,



Fred Holland

Clerk to Whalley Parish Council