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Ribble Valley BC
Council Offices
Church Walk
Clitheroe
BB7 2RA

*FAO Mr Colin Sharpe
Senior Planning Officer*

28 June 2012

Dear Sir

**RE: PLANNING APP: 3/2012/0497
OUTLINE APPLICATION FOR DWELLINGS, STRAWBERRY FIELDS, GISBURN**

Please be advised that Gisburn Parish Council have no objections to the above outline application for 21 dwellings on the site of the Strawberry Fields diner. We understand from the applicant's agents that the specific detail of the proposed dwellings will be the subject of a future planning application if outline permission is granted.

I have been asked to express the Parish Council's concern over the distribution of letters advising of the proposed development to residents in the vicinity who could be affected by the application. One of the Parish Councillors, Mr Peter Ryde, did not receive a notification letter despite the only access to his property being via the site of the intended development. We understand that Mr and Mrs Ryde have personally expressed their concern over their non-receipt of such a letter to Ribble Valley BC's Planning Department. Whilst we appreciate that there has to be a cut-off point somewhere we would prefer a pragmatic approach to be adopted in certain instances where there could be properties affected by a development which happen to be beyond a certain radius.

Yours faithfully

**FOR AND ON BEHALF OF GISBURN PARISH COUNCIL
CATHY HOLMES (MRS)
CLERK TO GISBURN PARISH COUNCIL**

28 JUN 2012	
FOR THE ATTENTION OF	