

READ PARISH COUNCIL
6 November 2012

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Planning Application No 3/2012/0910

Proposal: Proposed change of use of land for the siting of 15 new static holiday caravans in place of the storage which will be relocated.

Comment from Read Parish Council

Read Parish Council are keen to support development within the village which has a potential to provide employment so long as it falls within the planning and highway criteria and does not meet with objections from residents living close to the proposed development.

The planning statement prepared by GVA on behalf of Bridge Heywood Caravan Park makes the case (in 4.4) that an additional 15 unit Holiday Park at Bridge Heywood would take advantage of an increased demand for domestic holidays and meet sustainable development objectives for increased access to the countryside and accommodation within walking distance of local shops and services.

The statement also highlights (4.7) that there is a high demand for holiday let and owned caravans with up to 5 bookings per week being turned away the main season. The statement also makes reference for the need for sustainable transport (7.51).

We would ask that the following points be given serious consideration by the planning officers.

- The northern boundary of the caravan site is adjacent to the disused railway which was used as a link to the Martholme Viaduct and to what is now the Lancashire Cycleway on the Hyndburn side of the River Calder. This amenity was enjoyed by local people from the early 60's until 2000/01 when access was blocked by the caravan site owner following the foot and mouth outbreak. The disused railway had been purchased by the landowner's family during this period. The landowner has consistently refused many requests to grant access to the 800 metre link.
- Read Parish Council supported by Simonstone Parish Council, Padiham Town Council and Great Harwood Residents Association and Hyndburn and Ribble Valley Ramblers made a request in 2011 to Lancashire County Council Environment Directorate for a footpath creation order which was refused. The reason given was the landowner's assertions that the path creation would cause many of his caravan site tenants who enjoyed the secluded and private environment to leave, damaging the local economy and would result in unacceptable compensation and litigation costs falling on Lancashire County Council.
- The Parish Council would argue that the addition of a 15 additional units as a Holiday Park on the site would detract from the private and secluded environment which would have caused tenants to leave and would now ask if the increased demand resulting in this application has now voided this argument.
- Lancashire County Council have stated that during negotiations with landowner to include this link in the Greenway Projects from Rosegrove to Great Harwood, offers were made to provide a security gate and fencing alongside the site and efforts were made to convince the landowner of the widely held view that a cycleway adjacent to the site would be an asset to his business.

- Taking into account the applicants planning statement, Read Parish Council would ask that the planning officers bring to the attention of the landowner that the connection to the Lancashire Cycleway from his road along the disused railway, would allow increased access to the countryside by local residents and the holidaymakers on his site, who would also have access to shops and services in Great Harwood on foot and cycle, in line with the need to encourage the use of sustainable transport.
- Read Parish Council feel that the proposed application would upgrade what is now a caravan site to a holiday park and would generate increased traffic onto the A671 at a point where there have been two fatal accidents in recent times. The Parish Council feel that it is imperative that granting this application should be conditional on agreement being reached between the applicant, Lancashire County Council and Sustrans (owners of the viaduct) for a concessionary cycleway to be created along the disused railway to connect to the Lancashire Cycleway on the Hyndburn side of the viaduct.

Planning Application 3/2012/0909

Proposal: Proposed erection of a manager's dwelling.

Comment from Read Parish Council

The Parish Council believe that there is already a bungalow at Dunkirk Farm which is rented out and question the need for a new property.