

**Clerk to Gisburn Parish Council
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Mr John Macholc
Head of Planning Services
Ribble Valley Borough Council
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Clitheroe
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06 November 2013



Dear Mr Macholc

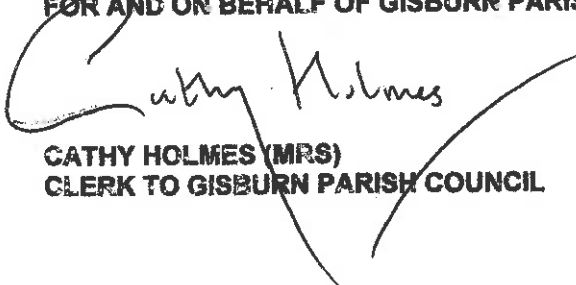
PLANNING APPLICATIONS 3/2013/0189 AND 3/2013/0161

Please be advised that Gisburn Parish Council wish to express their disappointment, indeed displeasure, at the recently notified recommendations in respect of the above planning applications, Strawberry Fields Phases II and III.

The reasons for Gisburn Parish Council initially objecting to these applications were documented in previous correspondence to Mr Colin Sharpe so will not be repeated. However, the Parish Council are now particularly concerned that the original planning advice given by Mr Sharpe to the applicant regarding the number of houses that would be sustainable on the site has been the subject of a *volte face* by Ribble Valley planning officers. The Parish Council and most residents of Gisburn who live close to the Strawberry Fields site accept the necessity for further houses across the Ribble Valley and did not oppose the 21 houses comprising Phase 1 of the development. There is therefore no "nimbyism" inherent in the Parish Council's objections, just a wish for appropriate and proportional development in a village of Gisburn's size. A development comprising 35 houses is considered inappropriate and excessive.

The failure of the applicant and his agent to mention plans for Phases II and III at a meeting they attended to discuss Phase I, combined with Ribble Valley Borough Council's U-turn on the number of houses considered acceptable have undermined residents' faith in both the applicant and the local planning system. Bearing in mind there will be further applications regarding the houses to be built on the Strawberry Fields site it will be no surprise if residents choose not to believe what they are told by either the applicant or Ribble Valley Borough Council regarding such future applications.

Yours sincerely
FOR AND ON BEHALF OF GISBURN PARISH COUNCIL


**CATHY HOLMES (MRS)
CLERK TO GISBURN PARISH COUNCIL**