

WISWELL PARISH COUNCIL

Chairman - Councillor J H Strong

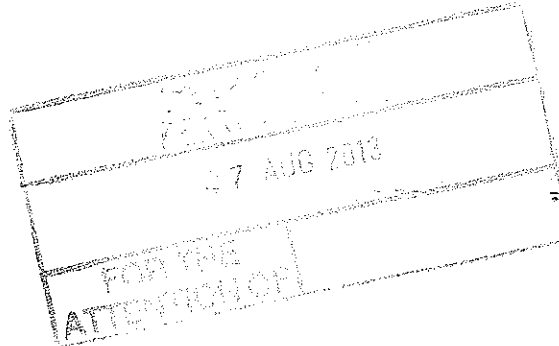


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Mr J Macholc
Head of Planning Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA



4th August 2013

Dear Mr Macholc

Planning Application No: 3/2013/0572

Proposed conversion of existing detached garage into family annex with attached single garage

High Royd, Cunliffe Lane, Wiswell, Lancashire, BB7 9BT

The above application has now been considered by Wiswell Parish Council. Members have grave concerns about the existing parking at the property and the removal of parking spaces in the driveway will only add to these concerns.

Currently, the curtilage of the property is always full with vehicles belonging to the property's occupants resulting in on-street parking for professional support to a family member and other visitors to the property. The property is located on a blind bend and there are usually vehicles parked outside 7 days a week, causing a risk to highway safety. The Parish Council are aware of two collisions of motor vehicles on this bend due to the restriction of views caused by the parked cars.

A number of residents are concerned that the property may currently be used as a semi-commercial operation, leading to an increase in parked vehicles.

The Parish Council also questions the need for additional accommodation at the property as the existing accommodation is already substantial.

The Parish Council notes that the property uses an existing private sewerage facility and not mains sewerage, as stated on the application. The private facility is shared with an adjacent property and may already be at full capacity. Any additional use would be of concern.

Finally, the Design and Access Statement dated June 2012 refers to the property being located at Lower Lane in paragraph 1.2 whereas the road is called Old Back Lane.

Yours sincerely

Victoria Wilson

Mrs Victoria Wilson
Clerk to the Parish Council