

Date: 28th April 2014

Ref: Planning Application 3/2014/0183

Land at Malt Kiln Brow

Chipping

PR3 2GP

Chipping Parish Council Response – Planning Application 3/2014/0183

Chipping and Bowland-with-Leagram Parish Councils developed and published the Chipping Village Plan in 2011. The final plan was the result of a wide-ranging public consultation, including feedback from over 25 clubs/organisations in the village and a drop-in session, which generated written feedback from 186 residents.

A public meeting was held on 27th March 2014, to discuss the recent planning submission, 3/2014/0183 relating to the former HJ Berry works and surrounding land. The meeting which was held in Chipping Village Hall was attended by approximately 170 people.

This response is based on information from both the Village Plan and the public meeting.

The Parish Council opposes the plan to develop the cricket field and build 56 houses.

The Parish Council opposes building on a green field site and the precedent that this may set. The scale of the housing scheme is much bigger than agreed in the Village Plan and bigger than required according to the RVBC Housing Needs survey.

A smaller housing development on the former factory site would be welcomed to help maintain local schools and businesses.

Below are listed some of the comments drawn from the public meeting:-

Community

- Redevelopment of Berry's site is essential but the scale of housing proposed is too great.
- Planned development is too big and will destroy community spirit.
- The Statement of Community Involvement included as part of the application does not contain all feedback (particularly negative feedback) from respondents.
- Chipping is a well sought after village in an AONB the proposal is out of all proportion and will affect everybody's lives. The plans should be downsized to something which is acceptable.

Economic Development

- Concern that there is not the demand for two hotels (Talbot Hotel already has planning permission granted).
- The hotel is one business and could be at risk of failing then the employment would be lost – better to have a range of diversified small business units.
- Factory site needs to be industrial area that would provide jobs to help keep the youth in the village.
- Need for something to be done at Berry's site – Village Hall was derelict for 12 years, Talbot has been empty for nearly 10 years.

Heritage

- Work on the stone bridge and Kirk Mill will be monitored by English Heritage so will have to maintain features but the wider impact of the housing development on the landscape and views within the AONB should also be considered.
- Historic structures like Kirk Mill and the stone bridge (at Town End) are assets and once destroyed they are gone forever.

Highways

- Highways not adequate unless major improvements (Windy St and Church Raike junction).
- Has safety of pedestrians been considered especially the elderly, children, mothers with pushchairs on narrow streets without pavements ?

Infrastructure

- Public transport links to the village not good enough at the moment so would need to be improved with new development.
- Some housing good to keep the local schools going but scale of development with 2.4 (or 1.5?) children per 60 new houses would swamp the schools.

Planning

- Permission should not be granted to develop a green field site.
- Would like to see the derelict factory site regenerated but could the village cope with the construction traffic (ref disruption caused from building 6 houses on Church Raiké).
- The village needs to grow but should be structured and gradual, not 60 houses in one go. There was little or no development for 10 – 15 years, now a period with several applications for housing granted and those that have been built are not yet occupied showing there is an over-supply.
- The project would take many years to build and the construction traffic would be disruptive – rules regarding deliveries to the Church Raiké building site were not adhered to.

Chipping Parish Council

28/04/2014