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Ribble Valley Borough Council
Council Offices
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FAO Mr Stephen Kilmartin

09 May 2014

Dear Sir

Planning Application: 3/2014/0300 28 Residential Properties, Mill Lane, Gisburn

Please be advised that Gisburn Parish Council wish to object to the above application. Reasons for the objection to the application are as follows:

There are serious concerns about highway safety if the development were to proceed. Mill Lane is already used by large delivery vehicles, including articulated lorries, going to both the small industrial estate and Ribblesdale Park as well as extensive car traffic accessing Ribblesdale Park and beyond. The priority traffic system proposed is "beyond belief" over an excessive distance and on Auction Mart days will lead to road blockages with livestock transporters and other agricultural vehicles trying to access and exit the Auction Mart as well as tankers and other HGVs needing to access the industrial estate. The situation on Auction Mart days would be a quote, "nightmare". Mill Lane is also used for parking on Auction Mart and other days which would add to the difficulties.

The Parish Council understands that Phase II of the proposed Strawberry Fields development at the east end of Gisburn has been delayed pending Lancashire County Council's view on the school situation. Gisburn Primary School is operating at virtually full capacity now with only one place remaining. If further development is permitted in Gisburn any children of primary school age run the risk of having to travel outside the village – perhaps over into neighbouring Pendle district – to receive their primary education. The national birth rate has also increased in recent years meaning there will be increased demographic pressure on the school notwithstanding any additional residential development in Gisburn.

Planning permission is being sought (and already outline permission obtained for part) for residential development on the former Strawberry Fields site. If 35 houses are constructed at the east end of the village it is arguable that an additional 28 houses would constitute excessive development in a village of Gisburn's size and population. Concern has been expressed regarding the ability of the village's utility and service infrastructure to be able to cope with such an increase in development. It has also been pointed out that there are over 15 houses currently for sale in Gisburn, many of which have been on the market for a considerable period of time so is there really a demand for property in Gisburn?

The proposed development would lie beyond the settlement boundary and would represent the loss of a greenfield site.

The design and access statements advises there are various facilities in the village. It needs to be pointed out that the village pub, the White Bull, has been closed since Autumn and shows no sign of re-opening in the short term. The primary school is at virtual full capacity already. Retail businesses which do exist in the village are as follows: 1 Bed & Breakfast establishment, 2 restaurants, 1 petrol station, 1 shop, 1 hairdresser (part-time), 1 delicatessen/café and 1 fire/log burner shop.

The proposal to build a hotel on the same field as the 28 houses will make the short section of Mill Lane even more of a logistical nightmare from a traffic perspective. The lane will have to cope with traffic accessing Ribblesdale Park, the new housing estate, a hotel, the small industrial estate, existing houses and through traffic to Bolton-by-Bowland and beyond. It is a small country road not a major thoroughfare.

It is submitted that the proposed footpath through Ribblesdale Park would not be ideal as it involves two gated access points which could be left open allowing stock to access the highway.

Please note further that the Parish Councillors were unanimous in their objection to this application and are led to believe that there is significant opposition from local residents.

Yours faithfully

FOR AND ON BEHALF OF GISBURN PARISH COUNCIL

CATHY HOLMES (MRS)
CLERK TO GISBURN PARISH COUNCIL