

24 Hillside Drive
West Bradford Clitheroe
Lancs
BB7 4TG
XX April 2017

Ribble Valley Borough Council
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA
planning@ribblevalley.gov.uk

Dear Sirs

RE: Planning Application 3/2017/0245

Barnsteads Barn, Waddington Road, West Bradford BB7 4SX

I write in my capacity as Clerk to West Bradford Parish Council. In their Council meeting on 29 March 2017, the Parish Councillors considered the above application and requested me to submit the following comments.

The Parish Council feels that the proposed design is inappropriate in the following areas, both of which the Borough Council is obliged to consider when determining any application:

- 1) scale, appearance and design; and
- 2) impact on the character of an area.

In the Parish Council's view, the proposed gate pillars at the entrance to the driveway should be considered too high at c1.56m. At this height, with their elevated location, the substantial construction of the gateway would give an overbearing appearance which is inconsistent with the location of the property (on the very fringe of the village with open aspects on the Waddington side). The proposed new gateway would be extremely prominent, falling within the sight line around the bend adjacent to the 3 Millstones restaurant. The proposed design for the driveway entrance would also be inconsistent with the overall appearance of West Bradford village. The Council noted the statement on the plans accompanying the application:

"New 1.4m high sliding gate, preservative treated stained diminishing width timber slats on metal framing, with automatic sliding mechanism, by specialist installer".

Again, such a design considered to be overly-dominant and go against the more open designs which generally prevail in the village and which the Parish Council wishes to encourage.

I note that the last date for submission of comments is 12 April 2017. I would be grateful if the above comments could be considered when Planning Application 3/2017/0245 is determined.

Yours faithfully

A handwritten signature in black ink that reads "A. Glover". The signature is written in a cursive style and is contained within a thin black rectangular border.

Andrew Glover