

**Hothersall PC response to Planning Report BKW developments Ltd ref 3/2017/0317**

1 message

Hothersall Parish Council &lt;hothersallpc@gmail.com&gt;

25 July 2017 at 10:24

To: john.macholc@ribblevalley.gov.uk

Cc: Cllr Alison Brown <cllr.abrown@ribblevalley.gov.uk>, cllr.sayers@ribblevalley.gov.uk, cllr.atkinson@ribblevalley.gov.uk, cllr.bibby@ribblevalley.gov.uk, cllr.brown@ribblevalley.gov.uk, cllr.french@ribblevalley.gov.uk, cllr.hilton@ribblevalley.gov.uk, cllr.shind@ribblevalley.gov.uk, cllr.mirfin@ribblevalley.gov.uk, cllr.sknox@ribblevalley.gov.uk, cllr.rogerson@ribblevalley.gov.uk, cllr.sherras@ribblevalley.gov.uk, cllr.swarbrick@ribblevalley.gov.uk, cllr.dtaylor@ribblevalley.gov.uk, cllr.walsh@ribblevalley.gov.uk, Ian & Gina Forrester Kingswood <ianforrester@hotmail.com>, cllr.smith@ribblevalley.gov.uk, evansn@parliament.uk, Adam Birkett <Adam.Birkett@ribblevalley.gov.uk>

Bcc: Cathy & Simon Thompson Butcher Fold <thompsonbff@gmail.com>, Christine & Steve Warren Fell View <cjwarren@hotmail.co.uk>, Debbie Gale Meadowhead <debbie.gale1@btopenworld.com>, Julie Parry Tower House <jparry121212@gmail.com>, Lynda Bateman Quaker Root <lynda.bateman@hotmail.co.uk>, Maria Gee Bashalls Farm <maria.gee51@me.com>, Cllr Dave Smith <smithfarthing80@hotmail.com>

Dear Mr Macholc:

Hothersall Parish Council have discussed in detail the findings laid out in the Planning Report (pages 16 - 33 of Agenda Item 5 for meeting 27/07/17). Please find attached our response, to which we would appreciate your urgent attention.

Throughout this process we have been advised that as this application has generated such opposition (110 plus communications) that it would be considered by the Planning Committee as opposed to by delegation & deferral. Please can you advise why this appears to have been overruled.

We look forward to hearing from you.

Kind regards

Cathy Thompson  
Hothersall Parish Clerk

email [hothersallpc@gmail.com](mailto:hothersallpc@gmail.com)

website [www.e-voice.org.uk/hothersall](http://www.e-voice.org.uk/hothersall)



 John Macholc -25.07.17 response to planning report .pdf  
64K

As emailed 25/7/17.

Hothersall Parish Council  
% Butcher Fold Farm  
Hothersall Lane  
Hothersall  
Preston  
PR3 2XB

Tel : 01772 783356  
email: [hothersallpc@gmail.com](mailto:hothersallpc@gmail.com)

25th July 2017

FAO Mr John Macholc - Head of Planning Services  
Ribble Valley Borough Council  
Development Management  
Council Offices  
CLITHEROE

Dear Mr Macholc,

Applicant: BKW Developments Ltd - Planning Application Number: 3/2017/0317

On behalf of Hothersall Parish Council, I am writing to comment on some of the assertions and subsequent recommendations contained within the Planning Officer's report on this application which will be before committee on Thursday.

The Parish Council is aware that, because of the lateness of the amendments and variations to the original application, its response to these late changes could not have been taken into account in Mr Birkett's report. We understand that, during the meeting, you will offer a verbal update to supplement the report. While we have responded to the BKW's changes as they were made, now that we have had sight of the officer's report, the Parish Councillors would request that you also include the following points in that verbal report.

1) Highways and Road Safety:

LCC Highways surveyor, Mr Bloomer, recommended refusal of the application given the graveness of his concerns about the site access. We understand that some concerns could be addressed and, in fact, among the late amendments, there are some attempts to deal with the issues raised by the Highways Authority. However (para 5.5.4) significant areas have not been addressed – the practical one of access to an underground pipe and the even more important one of cyclist safety.

Although Mr Birkett asserts that these can be addressed by the applicant, we question BKW's drive to do so given that BKW has failed to do so thus far. Our scepticism is increased by two points (neither noted in the officer's report). The first is that the applicant's Traffic Survey was undertaken during the three day period when Lower Road was closed for resurfacing; the second that his commitment to provide a parking & waiting area for taxis bringing children to Hillside Special School has been withdrawn following the opposition of the school Governors to this application.

## 2) Site location:

Much is made of the need to provide sites for Business Growth to support Longridge. Unlike the other larger settlements in Ribble Valley, the settlement of Longridge straddles two local authorities. Here the drive is to promote sites which fall within RVBC's boundary. Within the report, the centre of Longridge is variously described as being 1 or 1.5 km from BKW's site. In fact, by road, it is 2 km from the centre of the town. This matters because the site is ill served by public transport.

In addition, the impression given (para 5.3.2) is that the site is in close proximity to many buildings. There is one pub, four nearby homes, and a special school, serving children from across the County, created on that site because of its peaceful location. The later reference to buildings at Stonyhurst, Huntingdon Hall etc. is wholly irrelevant – none are nearby.

## 3) Economic development:

While the Parish Council understands the Committee's responsibility to consider the application before it, Hothersall Parish Council knows that the Committee has already set in motion the process of designating a different, nearby site for economic development. The officer's recommendation to approve appears to rest on an opinion piece by a commercial lettings agent (para 5.2.4) which cites only hearsay but no evidence in support. We would ask that members of the Committee read this document in full and make their own assessment of its worth as the basis for such a major change of use for a greenfield site.

Where is the Economic Impact Assessment for this application? What are the employment opportunities for local people? How many construction jobs will be created? What will be the benefits for local suppliers? What end of line jobs are to be provided? What mechanisms are in place to marry this development to local employment needs? The nearby Asturian Gate development has submitted an application for change of use having found insufficient demand for business premises. Where is the evidence that the proposed development will be different? None has been offered. Vague aspiration is a poor foundation for economic planning.

We know that tourism is a vital strand of Longridge's economy. What will be the impact of an industrial estate on the income generated by visitors? With this development there will be damage to amenity; where is the cost-benefit analysis to indicate that this speculative proposal will be worth the damage it will cause?

## 4) Conditions attached to approval:

The Parish Council notes that the officer recommends that many conditions be put in place to mitigate the harm this proposal is likely to cause. The concern is that these will not be enforced. Sadly, there is a history of conditions being ignored or flouted in Ribble Valley. In fact, there are numerous incidences locally where conditions have not been met.

Given this reality, Hothersall Parish Council ask that in the interest of democracy the application is considered by Committee as opposed to being determined under delegation & deferral and urges members of the Committee to refuse this application.

Yours sincerely

*Cathy Thompson*

Cathy Thompson (Mrs)

Clerk to Hothersall Parish Council

cc by email: Cllr David Smith

Planning & Development Committee Members

Adam Birkett Senior Planning Officer

Chairman of Hothersall Parish Council - Ian Forrester