

Ribchester Parish Council

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Director of Development Services
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FAO: Adam Birkett

31 December 2017

Dear Adam

PLANNING APPLICATION No: 3/2017/0991

Application: Alternative vehicle access onto Stoneygate Lane.

At: **Park Hey House Stoneygate Lane Ribchester.**

I am directed to inform you that my Council OBJECTS to this application.

There is no compelling explanation within the planning statement as to the necessity of providing a new access to the property across open countryside. Rather the application appears to be a mirror image of an earlier one in relation to the property known as 'The 'Paddocks' [3/2015/0873]. The planning statement being generally concerned with the argument that 'if they got one so should we'!

Although initially refused by the Borough Council, the earlier application was subsequently approved 'on appeal' by the Planning Inspectorate. However, planning policy requires that each application is dealt with on its merits and while it might be argued that previous decisions could be taken as a precedent this ignores the sensible view that planning needs and policies change over time.

1. Despite the somewhat naive views of the planning Inspector the proposed new development is sited, insensitively, across an open agricultural field which is wholly rural in nature. By so doing it represents an unnecessary encroachment into open countryside leading to an unacceptable harm to the appearance and character of the area,
2. The proposal would effectively entail development and urban encroachment outside the current settlement boundary

Both are contrary to the current Borough 'Core Strategy'.
Yours sincerely



Clerk to the Council

