

## Nicola Gunn

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**From:** NICKY DONNELLY <nickydonnelly@btinternet.com>  
**Sent:** 22 May 2018 14:01  
**To:** planning  
**Cc:** Barbara Green CPC  
**Subject:** Fw: Application 3/2018/0303 Croftlands Chipping

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Dear Mr Kilmartin

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At the Chipping Parish Council meeting last night, the Parish Council discussed the application 3/2018/0303 Croftlands Chipping and we completely concur with the points made by Councillor Simon Hore in his email to you of 12th May.

Kind regards,

Nicky Donnelly  
Chairperson  
Chipping Parish Council

-----Original Message-----

**From:** Cllr Simon Hore  
**Sent:** Saturday, May 12, 2018 01:03 AM GMT Standard Time  
**To:** Stephen Kilmartin; planning  
**Cc:** Cllr A. Brown  
**Subject:** Application 3/2018/0303 Croftlands Chipping

Dear Stephen

I have made various comments on this application particularly in respect of the planning statement. I am concerned that in this instance the applicant has not fulfilled their obligation to the community to complete their first application and are now asking for another.

I have no specific wish to call-in the application but I have copied this email to the Chairman to raise my concerns.

My comments are below and I would be grateful if you could let me know what decision you come to and whether it will go before committee.

Planning Statement.

Exec Summary

Material Considerations

'Partly developed land' and 'a precedent for locally sensitive housing development' (wow- what does that mean!)

Application 2018/0330 is a follow on to 2013/0571 which was approved on 3/3/2014 despite being opposed by the Parish Council. Four years on there are 2 partly developed houses ( plots 2 and 3) and these have been incomplete for around 3 years. Plot 1 was opened up late last year and the access to the L of Croftlands is a mess.

There is nothing 'sensitive' about this development that should have been completed 2 years ago.

We would ask the Planning Dept establish why the applicants have made no attempt to finish off the initial approved application. It is grossly unreasonable on residents to put up with the extended disruption.

#### Benefits

- Increased council tax is only a benefit when houses are completed and occupied
- the land is not redundant; it is part of the rural landscape outside the settlement area.

#### Planning Balance

Chipping is a tier 2 Village in the core strategy and is NOT recognised as an area for development. Previous approved applications in the village (41 homes on Berry's site) have already satisfied the need for housing. It does NOT satisfy Policy DMG2 in the strategy for tier 2 villages(note 10.5).

There is also no attempt to provide any affordable housing as defined by Policy H3 (accepting that 2018/0303 is below the threshold). However when you link application 2013/0571 to 2018/0303 provision would need to be made for affordable homes as this does exceed the threshold of 5.

2.2 'land is marshy' - much of the uplands around Chipping and within Ribble Valley are similar and provide the mainstay of agricultural land for sheep farming. It therefore could continue quite adequately as farming land as the applicants have used for many years prior.

2.4 'previously developed'. This is NOT factual. Plots 2 and 3 have not been completed for 3 years.

2.9. The development is outside the settlement boundary. Against DMG2 there is no special exception for this site and there is no local need or benefit.

2.10-22. Not sure these sections tell us anything. 2.19 gives the impression that Chipping is swathed in buses. Three of the services are school buses operated in conjunction with LCC. Service 4/5 is one service that effectively runs from 07-20.00 hrs; hourly in the peak time until 09.00 then every 2 hours. These services take you to Longridge where passengers change to go to Preston/ Blackburn. The service was substantially reduced in Jan 2017. This note is repeated in 6.11 and either the planning agents have not done their research or they are trying to give an impression that does not apply.

#### 2.23-28 Planning History

The applicants have made little attempt to complete the initial application. 2.25 confirm that footings were started belatedly on plot 1 (within the timeframe?). However this section does not declare that plots 1 and 2 are not complete.

3.9 The schematic drawing indicates the Field Access Track shown as note 3 on the site plan in the application. My concern is that this may provide future access to another application to the N side of the field!

Thank you for your help

Regards

Simon Hore

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**Happiest residents in the UK – Ribble Valley has a 'happiness rating' of 8.2 compared to a UK average of 7.5 (Halifax Rural Quality of Life Survey 2016)**

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