

Hothersall Parish Council

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Parish Clerk: Mrs Cathy Thompson

6th July 2018

Ribble Valley Borough Council
Council Offices
Clitheroe
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FAO Mr Robert Major – Planning officer

Dear Mr Major

Re planning application 3/2018/0467 The Woodlands, Hothersall Lane

I am writing on behalf of the local (Hothersall) Parish Council following consultation concerning the above planning application for development of a new, replacement, dwelling on part of the site at "Wingfield" on Hothersall Lane.

The property in question is the northerly half of semi-detached properties and is in a very dilapidated state. The adjoining half has fairly recently been sold separately and upgraded, but shares an approach lane with the northern part.

There can be little doubt that the property in question is in urgent need of repair/development and the suggestion of demolishing the existing portion and replacing with an appropriate dwelling on the same site but at a distance from the other property seems eminently suitable, with precautions to protect the existing dwelling.

It is noted that a number of trees have been already removed to prepare the new site and we would hope no further damage to the environment would be allowed unless strictly necessary.

Also noted is the proximity of the proposed site to historic and precious burial chambers (believed to be Nonconformist in origin) and it is hoped these would be preserved.

The details of the proposed new property are extremely sketchy at this stage and would need to be appropriate to the environment. Concerns have been expressed that the initial description states a two-storey building, when the design is obviously three-storey.

It is also suggested that the site is totally screened from the nearby lane when this is not quite true: a new dwelling would be quite open to view in certain directions.

The problem of access remains. Understandably, the new property hopes to have it's own entrance, but this leaves a difficulty in providing access for the already developed property to the south. The very steep drive proposed seems difficult and there would need to be space provided off the narrow lane below to prevent obstruction. This would need to be arranged with the owners of the southerly property.

If we can be of any further help, please let us know.

Yours sincerely

Dr IR Forrester
Chairman of Hothersall Parish Council