

BOLTON BY BOWLAND, GISBURN FOREST & SAWLEY PARISH COUNCIL

FAO Mr. Robert Major
Principal Planning Officer
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

BY EMAIL

09 July 2018

Dear Mr. Major

Planning Application 3/2018/0523 Barn 1 at Fooden Old Hall Farm

I am instructed by the Parish Council to write to you, following the meeting of 02 July 2018, when Parish Council resolved that an objection be sent, in support of the residents who were present.

The above application is a partial re-submission of Application 3/2018/0005 for Barn 1 at the same site, and Parish Council sent in an objection to this earlier application. However the members consider that, apart from the scale reduction to Barn 1 only (with mention in Mr. Wharton's document to Barn 2 in future) the objections previously submitted to be still relevant.

- The road through and beyond the farm buildings is still a privately owned single track. The comments made within the application merely suggest that, if the application be approved, the landlord **may** be prepared to sell some land for access. However during & following any construction this lack of access would be a major issue and Parish Council wish to request that full vehicular access with allowance for large vehicles to pass be settled prior to the commencement of any works.
- Two car parking spaces would seem to be incongruous with a four bedroom dwelling. The possible number of additional vehicles, combined with the current use of the track again emphasises the need for complete access with passing place(s) prior to any work commencing.
- The close proximity of a Grade 2* Listed building is not emphasised in the Historic Survey, which is considered to be less than robust. The comments from LAAS are therefore supported for conditions to any possible planning approval.
- Parish Council agree with the comments made by Mr. Bloomer regarding access to Gisburn Road.

Bolton by Bowland, Gisburn Forest & Sawley Parish Council therefore requests that the above comments are noted.

Kind regards

TERESA TAYLOR

Clerk to BOLTON by BOWLAND, GISBURN FOREST & SAWLEY PARISH COUNCIL
Mrs TERESA TAYLOR