

Nicola Gunn

From: Adrian Dowd
Sent: 06 August 2019 09:38
To: Nicola Gunn
Subject: FW: Consultation on planning application 3/2019/0588 Holden Clough Nursery, Bolton by Bowland Road, Bolton by Bowland BB7 4PF
Attachments: F- Undulating Lowland Farmland with Wooded Brooks.pdf
Categories: Yellow Category

From: Lorimer, Elliott [mailto:Elliott.Lorimer@lancashire.gov.uk]
Sent: 05 August 2019 17:56
To: Adrian Dowd
Subject: RE: Consultation on planning application 3/2019/0588 Holden Clough Nursery, Bolton by Bowland Road, Bolton by Bowland BB7 4PF

Dear Adrian

Please find below my response (on behalf of the Forest of Bowland AONB Partnership) regarding the planning application 3/2019/0588.

The proposal is sited within the AONB landscape character type, *Undulating Lowland Farmland with Wooded Brooks, F2 Bolton by Bowland to Waddington*. The character type description (attached) suggests that the overall sensitivity of this type is considered to be moderate. The description also outlines the following relevant guidelines for managing landscape change:

- Increase the proportion of river corridor woodland through natural regeneration and new planting;
- Conserve the distinctive settings to rural settlements;
- Ensure that any potential new development on the edges of villages reflects the characteristic clustered form; development should be sited to retain views to landscape features and landmarks, such as church towers on the approaches to villages.

The proposal appears to outline the creation of 79 car spaces within the two acre plot to the north of the existing Holden Clough Nursery site. This will offer an additional 47 spaces for the business, over and above the 62 already provided. The AONB Partnership accepts the principle outlined by the applicant in attempting to address the ongoing parking and traffic issues within the village created by visitors to the Nursery. However, the provision of 79 additional spaces within the western half of the two acre field will have a negative impact on the views of the village setting when approaching from the north along Barret Hill Brow.

In addition, the erection of 2 (no) x 25m long polytunnels in the north-western corner of the site with limited landscaping/screening (a single line of non-native tree species) will again negatively impact on the views of the village setting when approaching from the north along Barret Hill Brow.

In conclusion, the AONB Partnership objects to the application in its current form and design.

However, the Partnership may consider an amended application could be acceptable, if the proposal incorporates:

- significantly fewer car spaces provided within the two acre plot
- enhance informal planting of native tree and shrub species along the western and northern boundaries of the plot (using space created from the reduced car parking provision) to better screen the polytunnels

If you have any questions regarding the above comments, please do get in touch.

Regards

Elliott Lorimer
Forest of Bowland AONB Manager

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From: Jane Tucker <Jane.Tucker@ribblevalley.gov.uk>

Sent: 10 July 2019 15:19

To: Lorimer, Elliott <Elliott.Lorimer@lancashire.gov.uk>; Colin Hirst <Colin.Hirst@ribblevalley.gov.uk>;

Environmental Health <EnvironmentalHealth@ribblevalley.gov.uk>; Countryside <countryside@ribblevalley.gov.uk>

Subject: Consultation on planning application 3/2019/0588 Holden Clough Nursery, Bolton by Bowland Road, Bolton by Bowland BB7 4PF

Please will you let Adrian Dowd have your comments on the above planning application? (Please respond to planning@ribblevalley.gov.uk FAO Adrian Dowd).

The application is for the change of use of agricultural land to parking and landscaping, two poly tunnels and a stone service area.

Here is a link to view the submitted documents on our website

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0588

Planning Department, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA
T: 01200 425111

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