

# BOLTON BY BOWLAND, GISBURN FOREST & SAWLEY PARISH COUNCIL

Mr. Adrian Dowd  
Planning Officer  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA  
**BY EMAIL**

22 July 2019

Dear Mr. Dowd

**Applicant: John Foley Planning Application No: 3/2019/0588 Grid Ref: 377329 449543**  
**Proposal: Change of use of agricultural land to parking and landscaping. Two poly tunnels and stone service area. Location: Holden Clough Nursery Bolton by Bowland Road Bolton by Bowland BB7 4PF**

I am instructed by the Parish Council to write to you, following the Extraordinary Meeting held on Tuesday 16 July, which was called due to residents' concerns regarding the above application. The applicant attended the meeting, explained the proposal and answered questions from a number of residents, and also from members of the Parish Council.

The Parish Council appreciates that this is a successful business in the rural village, and has a significant number of employees, all of which is a matter for congratulation. However a number of concerns were expressed and the Parish Council would ask that these matters be dealt with prior to any decision by Planning Officers and Committee.

- The work had commenced prior to any submission for planning application, as evidenced by my email correspondence with Mr. Robert Major dated 04 June 2019 & his response 27 June 2019. Parish Council considers that this application is therefore retrospective, a situation not to be encouraged.
- The application is within An **Area of Outstanding Natural Beauty (AONB)** which is defined as "an area of countryside in England, Wales or Northern Ireland which has been designated for conservation due to its significant landscape value. Areas are designated in recognition of their national importance," The Consultee list on Ribble Valley Planning portal does not show AONB as consultees. May Parish Council respectfully ask that AONB are fully consulted on all the points raised in this letter?
- It is widely acknowledged that cars have been parked on the narrow lane outside the Nursery for some time and all have considered that car parking within the site has been inadequate for the visitor numbers of this expanding business. 109 car parking spaces does seem excessive, however the actual layout and siting of the car parking spaces is causing concern to both residents and Parish Council. Mr. Foley explained his reasons for this plan, however there was no meeting of minds in terms of the concerns expressed of the detrimental effect this further development would have on the character of the local area, nor the effect of the proximity of siting the car park areas adjacent to residential properties. The proposal in its current format will have an adverse visual impact on the landscape & locality of the small rural hamlet of Holden and cause disturbance to the wider community.

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

- The layout of the proposed area will have a major impact on several residential properties, due to the proximity of the cars. It was considered that the layout in the application could be designed to mitigate the inevitable disturbance and detrimental visual impact this will cause.
- Holden Lane is very narrow, in parts even cars cannot pass one another. The narrow blind corner at Copy Nook exacerbates this issue. Highway concerns are therefore considered to be a major difficulty with the proposal as it stands. It is acknowledged that growing a business within a village is difficult, and that the particular road infrastructure is limited in and around Holden hamlet. Since the Holden Clough Nursery has greatly expanded since 2013, the amount of all types of traffic on the very narrow lanes has obviously greatly increased. Mr. Foley himself stated that if 300 people want to visit the Nursery on a Saturday, this needs to be accommodated. However this also suggests major and increasing disruption for the residents. He explained the traffic management system they would wish to put in place, but concern was expressed about all traffic using the narrow lanes, in particular the number of cars accessing the Nursery, but also the extra delivery vehicles using the surrounding roads, since the larger ones (up to 40 tonnes) cannot gain access via Holden Lane, by turning left at Copy Nook as it is so narrow. Such vehicles need to gain access by using the slightly wider Settle Road to turn around, so allowing access by then turning right into Holden Lane. May further consideration be given to all traffic planning for the area as a whole, for the effect this application would bring in? **Parish Council therefore asks that LCC Highways Officers visit the site, rather than a computer driven assessment in order to fully understand the traffic issues of concern to Parish Council and the community.**

Please consider the points in this letter and I look forward to your early response.

Kind regards

**TERESA TAYLOR**  
Parish Clerk

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

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