

Jane Tucker

From: ~~Blackburn with Ryburn Council~~>
Sent: 20 August 2019 14:47
To: planning
Cc: Hothersall Parish Council
Subject: Planning Application 3/2019/0666

Hothersall Parish Council

Clerk: Mrs Deb Groves

16 Church Street

Ribchester

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19th August 2019

Attn Adam Birkett

RVBC Planning Department

Council Offices

Church Walk

Clitheroe BB7 2RA

Dear Mr Birkett

Re: Planning Application 3/2019/0666

Land south of Lower Road Hothersall PR3 2YY

You may recall planning permission was granted on this, and a neighbouring, larger site ([App.no 3/2017/0317](#)) on 4th September 2017 after unprecedented opposition from residents and this Council. (Please note the address should be land south of Blackburn Road.) Permission was given with 38 conditions which again must be unprecedented. We were told it was 'essential' to develop

this land to offer local businesses premises from which to operate and to provide much needed employment. We were told at the time companies were 'queuing up to move in'. To date nothing has happened, despite the site being put up for sale proving to my mind there is no requirement for this sort of development. However once again in the statement we are told people are queuing up – I believe evidence must be given of this.

As mentioned, permission was granted with a huge number of conditions. This Parish Council's fear is that now a new permission will be given with reduced conditions given it is a smaller site and that will open the floodgates for further applications on neighbouring land when a precedent has been set. The result for the parish will be the same as the first application but with reduced conditions. May I refer you to this Council's letter to you of 4th May 2017, all of which remains as relevant today as it did then. The ecology statement is sparse and seems to be rewarding the farmer for bad land management in the past. This Council remains opposed to this development as much as it did to the previous one.

I would like also to draw your attention to the plans to amend the junction at the Corporation Arms. This is already a dangerous corner and plans submitted to Highways reduce sight lines further, making a safe right turn coming from Ribchester impossible.

Is it fair that planning is treated in this way with applicants playing the system to get permission 'by the back door' to the detriment of the residents and the environment?

Yours sincerely

Debbie Gale

Hothersall PC Chairman