

A V Town Planning Ltd

Unit 3, 31-33 Kenyon Road, Lomeshaye, Nelson, Lancashire BB9 5SZ
Telephone No.: 01282 691744

12 November 2019

Our Ref: AK/VK/ALP/19

Mr J Macholc
Development Control
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancs
BB7 2RA

Dear John

PROPOSED 3 NO. LIGHT INDUSTRIAL UNITS AT THE FORMER GOLF DRIVING RANGE,
UPBROOKS, CLITHEROE

I herewith attach a completed full planning application for the erection of 3 light industrial units on the site of the previously approved three storey office block element of the scheme approved under planning application 3/2018/0236.

My client, having undertaking market research into the demand for office space in this particular location has been advised by his commercial agents that there would not be sufficient demand given the fact that it is surrounded by the light industrial units already constructed and in certain instances occupied. It is for this reason that he has elected to instruct the preparation of an alternative scheme which substitutes the approved office space for 3 relatively modest light industrial units which in themselves are of a similar style to the remainder of the estate. Equally the car parking requirement associated with this proposed development will be less than that were the office scheme to be implemented and overall this should put a lesser demand on the car parking requirement on the estate as a whole.

In closing, should you have any queries then please do not hesitate to contact me prior to progressing the application to a formal decision.

Yours sincerely

A Kinder

Alan Kinder Dip.TP, MRTPI