

Waddington Parish Council

Clerk: **Mrs Carol Baird**
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Tuesday, July 14th 2020

FAO: Laura Eastwood
Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 3RA

Dear Ms Eastwood

I am the new Parish Clerk to Waddington PC and attended a WPC meeting on Monday 13th July and have been asked to make the following objection on behalf of WPC.

Ref: Planning application 3/2020/0424 Demolition of existing dwelling and erection of replacement two-storey dwelling; Parsons Croft, Slaidburn Road, Waddington, BB7 3JQ

With regard to the above application members of Waddington Parish Council would like to again register their objection to the proposal. There are several grounds on which councillors would like to oppose the plan:

- The size of the proposed two-storey dwelling is out-of-scale in terms of other properties in the locality;
- The size is unsuitable in terms of size and mass – it seems to be twice the size of the building it would replace;
- There seems to have been an inadequate archaeological survey conducted;
- The design and appearance of the replacement dwelling is in a style which is not in keeping with the character of the village and its Conservation Appraisal; the zinc cladding is inappropriate;
- As a result of this large-scale dwelling there would be a detrimental effect on the conservation area as effectively the site will have been over-developed if permission is granted;
- Neighbouring properties will suffer both a loss of light and privacy;
- The planned build would have an adverse visual impact on the village landscape and locality;
- There are associated issues regarding highway safety for vehicles on Slaidburn Road.

As a result of the concerns listed above Waddington Parish Council strongly objects to this application.

In the letter from the previous Clerk Natalie Cox – she raised the following issue and I don't know if it has been replied to by RVBC so I would like to raise it again: At the January 20 meeting of Waddington Parish Council 14 village residents attended to discuss the above planning application; however, even though many of them live very close to Parsons Croft, they had not received any notification of the proposal. Members of the council would like to know how the borough council determines which properties and/or residents it informs when a planning application has been submitted and would look forward to hearing from you with regard to how that process takes place.

Yours sincerely

Carol Baird
Clerk to the Council