

RIBCHESTER PARISH COUNCIL



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5 August 2020

Rebecca Bowers
Planning Department
RVBC
Council Offices
Church Walk
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BB7 2RA

Dear Ms Bowers

RE: Planning Application 3/2020/0513 – Change of Use of Land and erection of building for heliculture + six log cabins for use as holiday lets

Ribchester Parish Council has considered the above application in detail, and wishes to register its objections to the plans in the strongest possible terms. It is also cognisant of the views of Ribchester residents which have been made know to you through correspondence and via email.

The Council supports many of the views expressed by the complainants, in particular those of the residents of New House Farm and New House Barn, who would be most adversely affected if this planning application were to go ahead. The document you have received from Dr Cromie and Mr Handscombe is comprehensive, but I give below the key areas against which the Parish Council wishes to register its particular objections:

- 1 The proposed development is **not** in keeping with the stylist context of the local area. Further it does nothing *‘to conserve or enhance the historical character of the area’*: nor does it make *‘a positive contribution to conserve or enhance the character, appearance or significance of the area’* (Core Strategy Policy DME4 10.5).
- 2 The proposed development will have a **negative impact** of other properties (New House Farm and Barn specifically), through noise, overlooking, overshadowing, smell pollution, light pollution, (possible) loss of daylight, loss of privacy, or late night activities.
- 3 The proposed development would cause *‘an unacceptable risk of flooding or exacerbate flooding elsewhere’*.(Core Strategy Policy DME6 10.17). The Council **strongly refutes** the assessments contained within the Application Form in respect of the proposal which states

that land is not '*within an area at risk of flooding*' and will not create '*an increased flooding risk elsewhere*'. This Council has direct lived experience of these being unsustainable assessments. Ribchester PC represents the residents of a village which has been subjected to significant (and for some residents) devastating flooding to domestic properties over the last several years. Local experiential knowledge can identify Boyce's Brook (which is in close proximity to the land in question) as having had a significant impact on the flooding levels in the latest incidents.

- 4 The proposed development may cause traffic problems, in terms of generation, access and safety issues. Access and egress will be onto Preston Road, which has seen an increase in traffic volume, and speed in recent times. Emerging traffic may have to drive into an unsafe position on this busy highway in order to get a clear sight of the on-coming traffic.
- 5 Finally, it is submitted that approval for this application would create a precedent, meaning that Ribchester Parish Council would find it difficult to object to similar proposals in future.

On behalf of Ribchester Parish Council, I request that full consideration is given to this objection, in conjunction with all other objections lodged by our residents.

Yours sincerely

Deb Groves

Deborah S Groves
MA LLB Chartered MCIPD FHEA
Parish Clerk