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To: Planning <planning@ribblevalley.gov.uk>; wilpshire parish council <wilpshireparishcouncil@gmail.com>
Subject: 3/2020/0568 Carr Hall

Application 3/2020/0568 Carr Hall

The application exists to create a Business Park in the Green Belt at Carr Hall. Wilpshire Parish Council strongly objects on the following grounds:

1. This application will adversely affect the openness and permanence of the Green Belt:

The proposed development is on a steeply sloping site on a prominent escarpment readily visible from the A666. The applicant's own topographical map shows the difference between lowest and highest points on the site is over 100 ft.

- The two proposed large and tall buildings (the store/workshop is 7.6m high just to the eaves) will be readily visible from the A666 and nearby footpaths; also they will be dominant to users of the footpath through the site.

Note: The existing commercial units as advertised by the Applicant's existing Estate Agents Taylor Weaver are described:- "At Carr Hall there are currently vacant 42,000 sq. ft of commercial buildings and 350 car parking spaces." The proposed usage could be accommodated in the existing buildings which the agents describe as being "of portal frame construction and capable of adaptation to alternative uses".

The applicant already has consent for its use as a café and garden centre which is currently unutilised (3/2004/1020).

- The proposed Glamping Pods and access track are in a prominent position on the steeply sloping site.
- The 8ft high security fencing to the play area would further reduce the openness and particularly for users of the footpath through the site.

2. Light Pollution: The proposed development, with its need for security and safe access, will significantly extend the area of and increase light pollution. This will be visible from a wide area.

3. Environmental Issues: The development in the Green Belt would also adversely affect a wild life corridor. Noise, light and off road traffic would have a detrimental effect upon the landscape and wildlife. The site area affected is 2.9 hectares or over 7 acres.

The applicant states under biodiversity that no unreported habitats or biodiversity features are affected. This is incorrect since the area is known to be a wild life habitat and the woodland is known to have bat colonies (see Bat and Bird survey in application 3/2012/0539 at Carr Hall).

4. Residential amenity: Even with electric vehicles there would be significant and continuous noise from vehicles using the off road tracks. The Glamping Pods and associated Fire Pit , especially as they are in an elevated position, will potentially be a source of noise which will carry far and wide.

5. Employment: The increase in employment opportunities is limited and would not outweigh the considerable harm to the Green Belt. There are 14.33 hectares of undeveloped employment land in the Ribble Valley. There is no need for the separation of Wilpshire and Langho, provided by the Green Belt, to be compromised.

It is of concern that the applicant has commenced works, including extensive landscaping works, into the Green Belt without consents.

An Application for an agricultural building at Carr Hall 3/2009/0210P was refused since it would represent an unnecessary structure to the detriment of the open countryside and openness of the Green Belt.

This application must also be refused for the above reasons.

Kind Regards

Lesley Lund

Clerk to the Council