

24 Hillside Drive
West Bradford Clitheroe
Lancs
BB7 4TG
5 January 2021

Ribble Valley Borough Council
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA
FAO Adam Birkett

BY EMAIL:
planning@ribblevalley.gov.uk

Dear Adam

RE: Planning Application 3/2020/1073 – Dove Syke Nursery, Eaves Hall Lane, West Bradford BB7 3JG

I write in my capacity as Clerk to West Bradford Parish Council. As a statutory consultee, the Parish Council always seeks to balance the need for any development (especially in an agricultural or employment context) against the residential amenity of the village. The above application has been circulated around the Parish Council members, and as a result the Parish Council would wish to submit the following observations.

Having read the submission carefully, the Parish Council notes that the application is retrospective and relates to the change of use of land from agricultural to agricultural / forest pre-school. The application also seeks approval for change of building use to a variety of non-residential purposes. The Parish Council is aware that at least two previous applications have sought approval for residential use (3/2016/0853 and 3/2016/0558), both of which have been refused; from this perspective, the present application may be considered less contentious.

With regard to the establishment of a forest pre-school, the Parish Council is not opposed in principle to the use of the premises for this purpose, with some support for the concept being expressed by individual members. Reassurance is provided by the OFSTED registration and the qualifications / experience of the current owner (paragraph 4.6 of the Planning Statement confirms).

However, notwithstanding the above, members remain concerned at the highways implications arising from the opening of the forest pre-school. Paragraph 4.2 of the Planning Statement suggests that there may be up to 15 persons attending the pre-school (10 children plus 5 assorted staff). The Parish Council has noted that children are driven to the school by their parents (a view conceded in paragraph 6.11) rather than make their way on foot. As such, there has clearly been an increase in traffic flow on Eaves Hall Lane, which is narrow and well-used by occupants of the Lane including the large residential caravan site at Three Rivers. The Parish Council has consistently voiced concern at

the increase of traffic on the Lane, as evidenced by the content of an email sent to Lancashire County Council as Highways Authority on 12 October 2020:

Over the summer, members of the Parish Council had considered planning application 3/2020/0544 (construction of 15 eco lodges and infrastructure to provide additional accommodation for Eaves Hall, Eaves Hall, Eaves Hall Lane, West Bradford). It was agreed that a consultation response relating specifically to the merits of this particular application would be submitted, although no reference would be made in that response to wider highways concerns as it seemed unfair to focus these solely on the applicant in this case. Instead, it was felt better to make a later approach to the Highways Authority in which these wider concerns were outlined; hence this email.

Members had noted that, as well as application 3/2020/0544, other applications with a potential impact on traffic flow have recently been approved. These include 3/2019/0845 (dog day care at Eaves Hall Farm). It is also believed that other development is likely to exacerbate the traffic situation on Eaves Hall Lane, eg further expansion of the Three Rivers Country Park site and the establishment of a children's nursery at Dove Syke, the latter having led to complaints from residents about increased traffic volume and speeding in the vicinity.

The County Council subsequently declined to introduce any general traffic calming measures on Eaves Hall Lane – a response which has done nothing to reduce Parish Council members' concerns at the cumulative effect of additional planning applications in the vicinity.

As referenced in the email to LCC, members are aware that Condition 3 of planning consent 3/2019/0845 imposes the following restriction on a dog care facility located at the upper end of Eaves Hall Lane:

All dogs using the day care services shall arrive by vehicles associated with the business on a pick-up basis. For the avoidance of doubt no dogs shall be accepted from customers whose dogs arrive by private motor-vehicle whether on a customer drop-off or appointment basis.

Members consider the highways implications arising from the above two scenarios (dog day care and forest pre-school) to be broadly similar and Planning Officers may wish to consider adoption of appropriate measures to mitigate traffic impact should this latest application be granted.

In summary, members do not oppose the concept of a forest pre-school but, for the reasons set out above, would wish to formally register their concerns at the increased traffic flow arising from this and other applications on Eaves Hall Lane.

I note that the last date for submission of comments is around 11 January 2021. I would be grateful if the above comments could be considered when Planning Application 3/2020/1073 is determined.

Yours sincerely

A handwritten signature in cursive script that reads "A. Glover". The signature is written in black ink on a white background.

A Glover
Clerk