

24 Hillside Drive  
West Bradford Clitheroe  
Lancs  
BB7 4TG  
6 August 2021

Ribble Valley Borough Council  
Planning Department  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA  
FAO Rebecca Bowers

BY EMAIL:  
[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

Dear Rebecca

**RE: Planning Application 3/2021/0727 – Land off Moor 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 – after careful consideration - the Parish Council would wish to submit the following observations.

The Parish Council is very aware that the proposed location for the development is situated within the Forest of Bowland AONB, and as such is keen to ensure that any application which may ultimately lead to increased residential occupation or commercial activity is subject to appropriate scrutiny. It is noted that the Planning Statement submitted by the agent states the following:

The proposed development is required to support the applicant's existing enterprise which comprises land totalling 3.9ha (9.6acres) on which he grazes around 40 sheep. The building will be used for the sheep enterprise and also the agricultural machinery associated with it.

In members' opinion, it is questionable whether a site of 9.6ha would adequately support a flock of 40 sheep as claimed, and as such the suggested rationale for the development may merit further investigation by the LPA.

Furthermore, the Planning Statement goes on to state:

**Policy DMG1 - General Considerations Policy**

There are no adverse traffic and car parking implications and there is a safe access. The amount of traffic to and from the site will not increase significantly as a result of the proposed development. There are no adverse environmental implications or adverse effect on public rights of way and the siting of the proposed development in relation to the existing

buildings means that there will be limited adverse impact on the visual appearance of the surrounding area and on the landscape character

The Parish Council accepts that the proposed location is at the northern end of Moor Lane, where traffic flow is relatively light. However, in recent years the Parish Council has opposed a number of other applications in the vicinity on grounds of traffic impact, and continues to receive regular complaints from pedestrians about traffic issues arising from increased commercial activity on Moor Lane / Dove Syke. These concerns for road safety caused the Parish Council to approach Lancashire County Council (as Highways Authority) by email on 12 October 2020. An extract from this email is set out below:

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.

Whilst the County Council subsequently declined to introduce any general traffic calming measures on Eaves Hall Lane, this response has done nothing to reduce Parish Council members' concerns at the cumulative effect of additional planning applications in the Moor Lane / Dove Syke area.

Moor Lane is particularly narrow at the site of the proposed site entrance, and application 3/2021/0727 seeks consent for an accompanying "3 metre wide hardcore track base finished with road planings" (which is clearly intended to support the passage of the agricultural equipment to be stored on site). Indeed, the LPA has already acknowledged the presence of traffic concerns on Moor Lane in planning consent 3/2019/0845, through the imposition of 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.

Finally, the Parish Council notes the following statement found on page 4 of the Planning Statement, confirming that:

The applicant intends to continue to grow and expand his business in the years to come.

This suggests that the traffic concerns set out above will only increase over time.

In summary, the Parish Council would ask the LPA to seriously consider the appropriateness of approving application 3/2021/0727, given concerns over the rationale provided for the intended development and its anticipated negative impact on the AONB.

I note that the last date for submission of comments is around 10 August 2021. I would be grateful if the above comments could be considered when Planning Application 3/2021/0727 is determined.

Yours sincerely

A handwritten signature in black ink that reads "A. Glover". The signature is written in a cursive style with a large initial 'A' and a long, sweeping underline.

A Glover  
Clerk