

5 October 2021

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

BY EMAIL:
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Dear Adam

**RE: Planning Application 3/2021/0882– Seedalls Farmhouse, Eaves Hall Lane, West Bradford
Clitheroe 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 also discussed in detail at the Parish Council meeting on 29 September 2021. As a result, I have been asked to submit the following observations on the Parish Council's behalf.

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 is subject to appropriate scrutiny.

There are certain aspects of the planning application which members of the Parish Council genuinely feel would enhance the appearance of the property / local area. In particular, the Parish Council welcomes the removal of the existing porch / conservatory and its replacement with a new open porch. Members have also noted with approval the recent removal of paint from the exterior of the farmhouse so as to expose the natural stone, and support the use of natural materials in the annexe and garage – as stated in paragraph 3.4 of the Planning Statement:

“The materials for both buildings are natural stone walls, blue slate roofs, stone detailing around windows and doors and stone quoins on the corners of the building.”

With regard to the future use of the two bedroomed annexe, members are aware that paragraph 5.6 of the Planning Statement states:

“Clearly the annexe accommodation will enhance life for all three generations of this family. The annexe accommodation is modest providing two ground floor bedroom and a space saving kitchen, dining and living area. The garden and parking areas are to be shared and there is a close functional relationship between the annexe and the main dwelling. *Given the large size of the family, there is the clear possibility that the annexe could be used by the*

applicants' children as they get older or adapted for ancillary use for recreational or other purposes." [my emphasis]

Whilst the application does not appear to make any reference to the possible use of the annexe as a holiday let, it is clearly feasible that the location of the site within the AONB would lend itself to this use moving forward. The Parish Council therefore wonders if a suitable addition to any planning consent would be a condition which restricts the use of the annexe to immediate family members, thereby formalising the position put forward in paragraph 5.6 of the Planning Statement?

I note that the last date for submission of comments is around 14 October 2021. I would be grateful if the above comments could be considered when Planning Application 3/2021/0882 is determined.

Yours sincerely

A Glover
Clerk