

Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

PLANNING

20 APR 2022

FOR THE  
ATTENTION OF

19<sup>th</sup> April 2022

FAO Ben Taylor

Dear Mr. Taylor,

Re. Planning Application No. 3/2022/0167 – Smithy Cottage, Birks Brow

We are in receipt of your letter dated 1<sup>st</sup> April in relation to the above referenced planning application.

Firstly, you will probably be aware of a previous planning application for holiday accommodation in the vicinity of the proposed agricultural building. This former application, which was rejected, referred to the fact that the land was not viable for agricultural use. We are encouraged to see that this view has clearly changed and the proposed building will be solely for agricultural use.

Having read through the application we have a number of comments and list these below.

- The application makes reference to a 6m x 6m building but the drawings appear to show a structure which is significantly smaller than this. It is therefore difficult to fully understand the location / impact.
- The orientation of the building is not shown. We assume that the doors will be facing directly west.
- Part of the Council's previous reasoning for rejection was that the proposed location of the holiday accommodation was too far away from Smithy Cottage. We trust that the proposed location of the agricultural building will not pave the way for a future holiday cottage application.

We trust that the above points are clear, but we would of course be available to discuss should you wish to do so.

Yours Faithfully