

**Bashall Eaves & Mitton
Parish Council**



Date: 22nd August 2022

Kathryn Hughes
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Dear M/s Hughes

RE: Planning Application No: 3/2022/0456

Grid Ref: 371844 442686 Proposal: Regularisation of unauthorised change of use from Class E to motor vehicle workshop including selling and displaying motor vehicles externally.

Location: 3 Croft Barn Backridge Farm Twitter Lane Waddington Lancashire

We refer to the above application and after reviewing the application we would comment as follows:-

The council feels that whilst the applicant is trying to occupy the existing buildings/units with business tenants at the Backridge Farm Business Centre as an ongoing concern, of which the council fully supports however this application does raise some concerns as to the change of planning classification and what this may mean for possible future planning applications and also the effect that it has on surrounding residential homes and the people living in them.

We are to understand that the garage is to undertake repairs and online vehicle sales and no MOTS. However upon further investigation we are not certain that this is the case.

We would suggest that if the application is looking favourable then maybe some clauses/restrictions be put in place to control the noise levels, opening times etc. so that there is little impact on the residential properties in the area.

Yours sincerely

Rachael Jackson,
Clerk to the Bashall Eaves and Mitton Parish Council