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26 July 2022

Ribble Valley Borough Council
Planning Department
Council Offices
Church Walk
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BB7 2RA
FAO Sarah Heppell

BY EMAIL:
planning@ribblevalley.gov.uk

Dear Sarah

RE: Consultation on planning application 3/2022/0531 - Trout Beck, 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 any proposed residential development against the wider amenity of the village. The above application has been circulated around members of the Parish Council, and as a result I have been asked to submit the following observations.

The Parish Council is aware that the proposed location for the development is situated within the Forest of Bowland AONB, and as such is keen to ensure that the application is subject to appropriate scrutiny. There are two aspects of the application about which the Parish Council has concerns. The first of these is land ownership; it would appear from the 3rd party response already displayed on the Borough Council's website that this is a contentious matter about which there remains some dispute. The Parish Council would hope that any concerns about land ownership can be resolved prior to determination of the application.

Secondly, the Parish Council notes that application 3/2018/1010 simply sought approval for the "erection of flat roof detached garage". However, application 3/2022/0531 seeks approval for a variation of condition 2 to the 2018 consent, which would allow the creation of an upper floor living space and lower floor kitchen. For ease of comparison, both the approved and proposed designs (which appear to be of similar dimensions) are shown below. The Parish Council did not object to the 2018 application, but is now concerned that the design in application 3/2022/0531 is much wider in scope than that previously approved. Specifically, the revised design effectively raises the prospect of the garage now being used for residential purposes.

Architectural drawings of the proposed building. The top row shows the 'Proposed Side Elevation' (left) and 'Proposed Rear Elevation' (right). The bottom row shows the 'Proposed Side Elevation' (left) and 'Proposed Front Elevation' (right). The side elevations show a building with a sloped roof and a ramp. The rear and front elevations show the building's facade with windows and doors.

The architectural drawings show the proposed front, side, and rear elevations of a building. The front elevation (top left) shows a building with a flat roof and a single window. The side elevation (middle left) shows a building with a gabled roof and a single window. The rear elevation (middle right) shows a building with a gabled roof and a single window. The side elevation (bottom left) shows a building with a gabled roof and a single window. A small detail of a window frame is shown in the top right corner.

Proposed Front Elevation
(Scale 1:100)

External finish to be treated feather edge board

Proposed Side Elevation
(Scale 1:100)

Proposed new plaster coated off details over cavity wall

External finish to be handmade brick

Proposed Rear Elevation
(Scale 1:100)

External finish to be composite cladding

Proposed Side Elevation
(Scale 1:100)

Small detail of a window frame

The Parish Council would question why an upper floor living space and lower floor kitchen is required in a structure intended for use as a garage. However, should application 3/2022/0531 ultimately be approved by the Local Planning Authority, it may be advisable for a condition to be added to the consent which precludes the residential use of the garage.

I note that the last date for submission of comments is 5 August 2022. I would be grateful if the above comments could be considered when Planning Application 3/2022/0531 is determined.

Yours sincerely

A handwritten signature in black ink, reading "A. Glover". The signature is written in a cursive style with a large, stylized "A" and "G". The signature is contained within a thin black rectangular border.

A Glover
Clerk