

Sharon Craig

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With reference to planning application 3/2022/0637

Looking at the artist impression of the building, the parish council felt that it does not fit in with nearby housing. The large raised roof sections in particular are not in keeping and the property footprint is huge compared to the original.

The parish council have no objections to an "hotel" in principle just the design of it. It has been a B&B for going on 35 years and at times had up to 12 people staying there.

The parish council are questioning that permission for the 3 holiday chalets has not been implemented and from the registration date in 2016 that permission is clearly out of time. With this in mind the parish council ask that reconsideration is necessary, as traffic has increased along the Old Langho Road in the past 6 years, one example of traffic generators being the extra 19 'holiday lets' at Ribble Valley View, the proposed building is too large for its small plot.

the applicant's statements about the lack of accommodation in the area are incorrect the area is well served with accommodation eg The Avenue at Brockhall, Northcote Hotel, Mytton Fold and Foxfields all provide luxury hotel accommodation within the parish, and there are numerous self-catering holiday lets from Dewhurst Road to Ribble Valley View for example. All are more than enough for an average village.

Applicant states that the development is screened from distant views, but should admit the proposal clearly is in the face of several nearby houses. The applicant also states that the site is in a 'semi-urban settlement' – this is not true as it is surrounded by fields on most sides

The parish council suggests that the County Highway Authority re-examines the safety of the two access points, as the proposal site is on the corner of the junction of Old Langho Road and Northcote Lane. Do they have up-to-date traffic counts for the two roads? An accident could almost be predicted with the speed that cars travel along Old Langho Road sometimes.

Clerk to Billington and Langho Parish Council
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