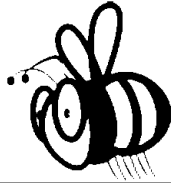


Grindleton Parish Council



Clerk: Andrew Glover

Tel:

Email:

Ribble Valley Borough Council
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA
FAO Mark Waleczek

BY EMAIL:

planning@ribblevalley.gov.uk

Dear Mark

**RE: Consultation on planning application 3/2022/1181 – Cherry Hall, Main Street,
Grindleton BB7 4QT**

I write in my capacity as Clerk to Grindleton 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 for comment around members of the Parish Council, and as a result I have been asked to submit the following observations.

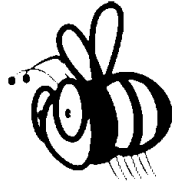
The Parish Council is aware that the location for the proposed development is situated within the Forest of Bowland AONB, as well as the Grindleton Conservation Area. For both these reasons, the Parish Council is keen to ensure that the application is subject to appropriate scrutiny.

Forest of Bowland AONB

Members note that, in the Design and Heritage Statement submitted by the applicant, at section 5.3 it is confirmed that development within an AONB is expected to be:

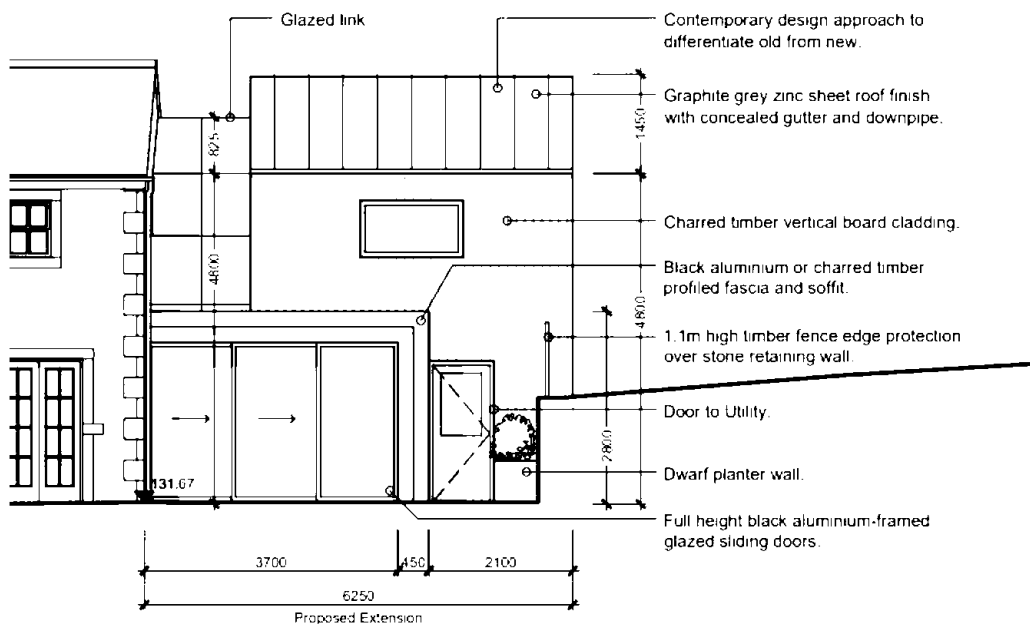
“...in keeping with the character of the landscape, reflecting local distinctiveness...and building materials”.

It is fair to say that this particular application has caused some division amongst Parish Council members, with no real consensus being reached. However, during the discussion, the view has been expressed that the proposed design of the extension to Cherry Hall may be somewhat incongruous when set against its immediate village surroundings. Members note



that some of the proposed materials (eg zinc sheeting roofing and charred timber cladding) are of a contemporary nature, which may appear out of place when compared with other Main St properties, where a more traditional design is predominant.

For ease of reference, an extract from the proposed plans illustrating their contemporary nature is reproduced below:

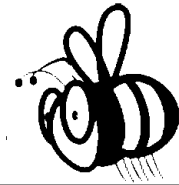


In light of the proposed modern design, members would seek reassurance from the Local Planning Authority that it has assessed the materials to be used against the relevant criteria for an Area of Outstanding Natural Beauty.

Grindleton Conservation Area

The Parish Council places a clear emphasis on the importance of preserving those local characteristics which gave rise to Conservation Area status in the first place. Sections 3.2 and 3.3 of the Design and Heritage Statement submitted by the applicant confirm that Grindleton possibly dates back to Saxon times and now consists principally of former weavers' cottages. The "modest and conservative" design of extant properties is said to be "attractive in its own right", a position further enhanced by the "homogeneous use of building materials". These comments are made by the applicant's own architect, and members would again question whether the use of such a contemporary design at Cherry Hall can be said to complement the existing environment.

Grindleton Parish Council



Clerk:

Tel:

Email:

For all the reasons articulated above, members would ask Ribble Valley Borough Council as Local Planning Authority to pay careful attention to the proposal put forward and ensure it is rigorously assessed against the planning criteria for both Areas of Outstanding Natural Beauty and the Grindleton Conservation Area.

I note that the last date for submission of comments is 7 February 2023. I would be grateful if the above comments could be considered when Planning Application 3/2022/1181 is determined.

Yours sincerely

A Glover
Clerk