

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 15 March 2023 14:34  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** Planning Application No: 3/2023/0160

 This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Planning Application No: 3/2023/0160

We would like to object to the access road for the new housing with the exit and entrance on to Malt Kiln Lane.  
Access to the new housing would be much more appropriate and safer from Fish House Lane.

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 15 March 2023 16:16  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0160 FS-Case-497321663

**Planning Application Reference No.:** 3/2023/0160

**Address of Development:** Parcel 4 Land to the west of Malt Kiln Brow Chipping PR3 2GP

**Comments:** This latest application (of several for this development) is to amend the proposed levels and realign the drive to the four 'approved' dwellings re: application 3/2019/0132.

In reverting to the original 2019 application, it was incumbent on the developer to meet other criteria as detailed in the inspector's report dated 16th March 2016, namely:

1. Construction of a Hotel/Spa/Restaurant together with holiday cottages. A Trail Centre and children's club, utilising the brownfield old Berry's site.
2. Restoration and refurbishment of Kirk Mill.

Clearly the above would generate jobs and benefit the village economically for both locals and visitors. The government's National Planning Policy Framework and the Local Development Framework both stress the importance of conserving and enhancing the natural and historic environment.

To date, precious little has progressed on this regeneration, apart from the weatherproofing of Kirk Mill.

Chipping is a Tier 2 village settlement and the inspector noted that any development should meet local needs or deliver regeneration benefits. The construction of four large imposing houses does not meet local needs and are not in keeping with the area or surrounding dwellings, comprising the Old Hive and the Grove. The developer has already decimated a greenfield site in anticipation of planning approval.

For these reasons we strongly object to this application.