

Ribble Valley Borough Council  
Planning Department  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA  
FAO Stephen Kilmartin

3 April 2023

BY EMAIL

[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

Dear Stephen

**RE: PLANNING APPLICATION 3/2023/0186 – MARYLEBONE FARM, BOWLAND GATE LANE, WEST BRADFORD BB7 4TL**

I write in my capacity as Clerk to West Bradford Parish Council. As a statutory consultee, the Parish Council always seeks to balance the need for any development (whether in a residential, agricultural or employment context) against the wider residential amenity of the village. The above application has been considered in detail at the meeting of the Parish Council held on 29 March 2023, and as a result I have been asked to submit the following observations on members' behalf.

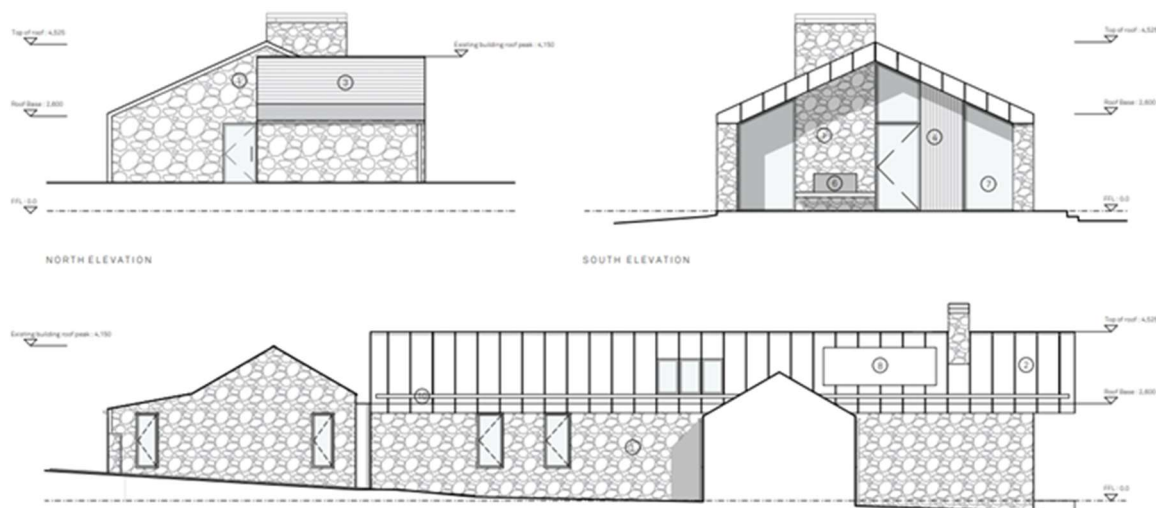
Members of the Parish Council were reminded that application 3/2023/0186 was a resubmission of application 3/2022/0446, which was rejected by the Local Planning Authority (LPA) on 1 February 2023. This application had been rejected by the LPA on the following grounds:

"...approval would result in the creation of a residential annexe that would provide a level and provision of accommodation which exceeds that which could reasonably be considered as being 'modest'."

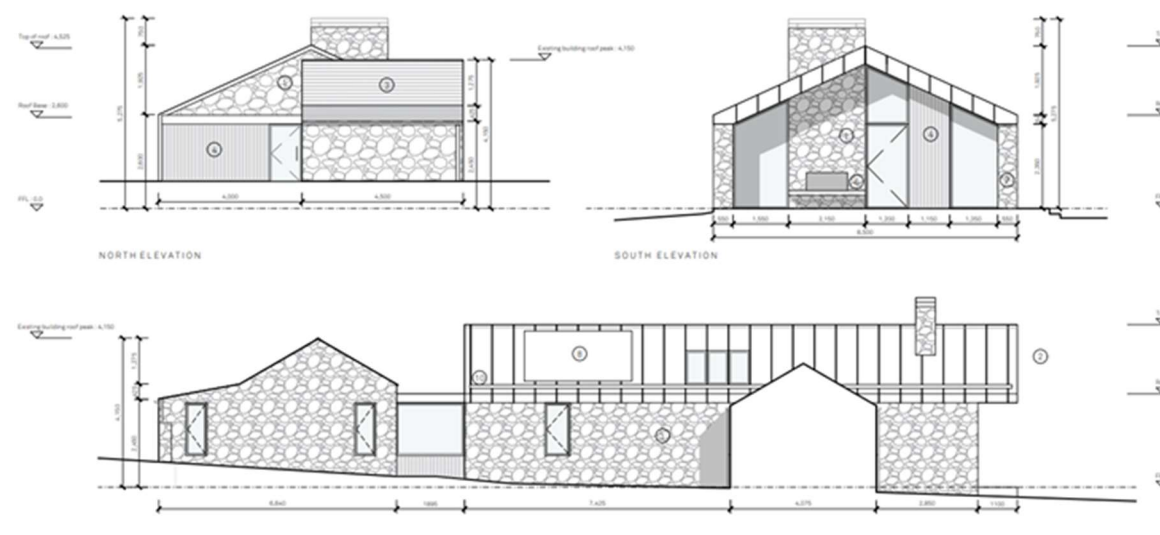
The planning statement in the revised application states that:

"The overall volume and scale of the new building would be significantly smaller than the existing building currently occupying the site and subservient to the main house."

However, in members' opinion, the impact of the proposed new design would not be dissimilar to that put forward in the 2022 application. This is demonstrated by the extracts below, taken from the applicant's plans, which appear to suggest that changes to the original design are in fact minimal:[3/2022/0446](#):



3/2023/0186:



If the relevant test is one of “modesty”, members remain unconvinced that the new design will meet this any more than the previous submission.

In addition, members wished to restate their concerns previously expressed with regard to the appearance of the proposed design. Members note that the LPA, when considering the Parish Council’s objections to application 3/2022/0446, did not find that there would be:

“...any significant measurable harm upon the character or visual amenities of the area or that of the character or visual amenities of the Forest of Bowland AONB.”

In contrast, however, members would strongly continue to assert that the presence of a zinc roof and cladding is not in keeping with the traditional design of buildings in the vicinity, nor with the wider appearance of the Forest of Bowland AONB. In line with its previous comments, the design would be viewed more favourably by the Parish Council if the property were to be constructed of random stone and with a slate roof.

The Parish Council notes that the last date for submission of comments is 7 April 2023, and would be grateful if the above comments could be considered when Planning Application 3/2023/0186 is determined.