

Ribble Valley Borough Council
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA
FAO Ben Taylor

28 April 2023

BY EMAIL

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Dear Ben

RE: PLANNING APPLICATION 3/2023/0263 – EAVES HALL, MOOR 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 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 26 April 2023, and as a result I have been asked to submit the following observations on members' behalf.

Members noted that application 3/2023/0263 was a resubmission of key elements of a previous application (3/2020/0544), which had been approved with conditions. Members recalled that the Parish Council had submitted comments to the Local Planning Authority (LPA) in relation to application 3/2020/0544, in which they had indicated their ongoing concerns about the traffic / road safety implications for Eaves Hall Lane, and had suggested that the establishment of a visibility splay may be of assistance. Members noted that, in application 3/2023/0263, the applicant had put forward a proposal which sought to ensure the visibility of vehicles entering / leaving the site. However, and notwithstanding the above, members once again felt that traffic situation on Eaves Hall Lane was an "accident waiting to happen", and would wish to once again draw the LPA's attention to their continued concerns.

Members believed that the use of the ecolodges would only add to the traffic flow on an already busy highway (of a narrow and rural nature), with residents encountering real problems from speeding vehicles. This would particularly be the case if the ecolodges were to be rented out to clients not attending wedding functions at Eaves Hall; in such circumstances, lodge users would tend to be away from Eaves Hall at any time and the impact on the highway would be even greater.

Members have previously lobbied Lancashire County Council (as Highways Authority) for the introduction of traffic-calming measures on Eaves Hall Lane. Whilst this approach was unsuccessful, members have asked me to repeat this request to the LPA.

Further concerns were expressed in relation to:

- the increased pressure on the village's sewer system which would arise from use of the ecolodges. Members believe that historic warnings about the ability of the existing system to cope with new development have been given, and should not be ignored; and
- the lack of photographs to illustrate the expected appearance of the completed site. (Members felt that this absence impeded their ability to make an overall assessment of the proposal's impact on the Area of Outstanding Natural Beauty in which the site was located).

The Parish Council notes that the last date for submission of comments is 6 May 2023, and would be grateful if the above comments could be considered when Planning Application 3/2023/0263 is determined.