

Planning Application 3/2023/0850 Cuthbert Hill Farm

Chipping Parish Council discussed application ref 3/2023/0850 regarding the *proposed change of use of agricultural land to campsite for camping and touring caravans including formation of hard standing area and conversion of and extension to agricultural building for use as a bunk barn* at Cuthbert Hill Farm Garstang Road Chipping PR3 2QJ at a meeting held on 8th January 2024. The meeting was attended by around 15 members of the public who all live in the vicinity of Cuthbert Hill Farm. They strongly object to the proposal for a number of reasons which the Parish Council have taken into account.

Chipping Parish Council understands the need for farm businesses to diversify and did not object to the **regularisation of the change of use of the farmhouse to a holiday let** ref 3/2021/1075. The Parish Council also did not object to the *new access to the highway (following the blocking off of existing)* which was requested as access for **farm vehicles and extension to existing agricultural building requested to store hay/straw and farm machinery** ref 3/2022/0047. The Parish Council welcomes proposals that would potentially increase tourism and support businesses in the village.

However, the Parish Council does object to the current proposal for the following reasons:

- 1) The proposed touring caravan site is in a very prominent position and would be visible from miles around. The development would have a detrimental impact on the appearance of the surrounding landscape in the Forest of Bowland AONB.
- 2) The increase in traffic, particularly touring caravans, presents an increased risk of accidents on the narrow, bendy sections of Garstang Road used to access the proposed site. Parts of this road do not allow vehicles to pass each other, often vehicles have to stop suddenly then reverse to a point where they can pass. The application for a new access to the highway ref 3/2022/0047 specifically highlighted the concern caused by large vehicles on this section of road.
- 3) The proposed site is in a very rural setting and the increase in the number of people and vehicles on the site will have a negative impact on wildlife in the surrounding area.
- 4) It is not clear that there is a demand for additional touring caravan and/or camping provision in the area. There is already a successful touring caravan park at Brickhouse in Chipping which although busy is rarely at capacity.
- 5) Although the proposed site is some distance from the nearest neighbours the scale and nature of the proposed development has the potential to negatively impact them due to increased noise and light pollution.