

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 December 2023 11:02
To: Planning
Subject: Planning Application Comments - 3/2023/0886 FS-Case-567047301

Planning Application Reference No.: 3/2023/0886

Address of Development: 2 Bailey Cottages, Church Lane, Great Mitton. BB7 9PL

Comments: wish to object to the application.

- 1.The proposal significantly alters the character of the area. The site has been used as private garden for the property for long time. Following recent removal of an established row of conifers along the garden edge the area is now very visible from the lane which would make this proposed change in character even more prominent than if the screening offered by the trees had been retained.
- 2.The field gate proposed to provide access and parking for two additional vehicles is equivalent to a new access. The gate has not been used to access the highway until the recent landscaping works. The main access would provide a safer solution and is clearly established as the main entrance to the property and garden.
- 3.According to the business plan provided it is clear that the use will generate regular extra traffic to the lane. The lane is winding, single track and has a 60mph speed limit. It is often used by drivers looking for a "speedier" route than the alternative offered by Clitheroe Road. Historically the council, the planning inspectorate and LCC highways have resisted the addition of any new vehicular access along the lane because of the lack of visibility. Furthermore Poultry farm which is a large established agricultural enterprise located opposite the site is undergoing expansion according to planning application 3/2023/0596, if approved, an increased use of the lane by larger vehicles would likely occur and the combined effects of these proposals on highway safety should be considered.
- 4.There is a good level of this type of 1bedroom accommodation in the area, the council approved the creation of 10 lodges less than one kilometre away at Bowland Retreat lodges in 2018 and on checking the 2024 availability on the company website it appears there is plenty. Is extra accommodation of this type actually needed ?
- 5.Many properties in this area have the benefit of large gardens and land, this would set a precedent for more developments of this type leading to significant impact on the character of the open countryside and adjacent Forest of Bowland AONB.