

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

BY EMAIL:
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27 January 2024

Dear Ben

**RE: Planning Application 3/2024/0028 - Seedalls Farmhouse, Eaves Hall Lane, West Bradford
Clitheroe 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 (especially in a commercial context) against the residential amenity of the village. Details of the above application have been circulated around members of the Parish Council, and also discussed in detail at the Parish Council meeting held on 24 January 2024. As a result, I have been asked to submit the following observations on the Parish Council's behalf.

The Parish Council is very aware that the proposed location for the development is situated within the Forest of Bowland AONB, and as such is keen to ensure that any application relating to premises within the AONB is subject to appropriate scrutiny.

Members were generally supportive of the proposed design for the holiday let, which – as well as being in a secluded location away from the road - was felt to be in keeping with both the main farmhouse in particular and the AONB in general. However, for many years now, the Parish Council has raised its concerns with regard to traffic flow on Eaves Hall Lane whenever a new application is submitted. In members' ongoing view, the traffic situation on Eaves Hall Lane is already unsafe, with a number of speeding vehicles being encountered on a daily basis. The establishment of an additional commercial activity at the very northern end of Eaves Hall Lane is bound to lead to an increase in traffic. Eaves Hall Lane is particularly narrow from Hancock's Farm onwards and there is already an established riding stables in the vicinity. The increased traffic arising from this proposal will prove an additional inconvenience to existing residents.

I note that the last date for submission of comments is around 7 February 2024. I would be grateful if the above comments could be considered when Planning Application 3/2024/0028 is determined.