

Ribble Valley Borough Council
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA
FAO Emily Pickup

24 November 2024

BY EMAIL

planning@ribblevalley.gov.uk

Dear Emily

RE: PLANNING APPLICATION 3/2024/0143 - 1 MEADOW CROFT, WEST BRADFORD BB7 4TJ

I write in my capacity as Clerk to West Bradford Parish Council. In doing so, I should point out from the outset of this correspondence that two members of West Bradford Parish Council have declared a Non-Registrable Interest with regard to this application. As such, they have not participated in the compilation of this submission, and the decision whether to submit this response was taken without their input.

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 application in question seeks retrospective approval for the construction of a car port to the front of the property. The Parish Council would wish to make the following observations on this application:

- firstly, the car port is positioned on a prominent site directly adjacent to Clitheroe Rd (one of the two main highways through the village). It is immediately facing the junction with Chapel Lane, a busy shortcut used by many drivers and pedestrians. The high-profile location of the car port is illustrated in the Google Maps photo below:



Site of car port

The car port is therefore highly visible to many residents and visitors to the village. Members believe that its aesthetic appearance would be considerably improved if it were to be made of similar materials to the two adjacent garages already present. Unfortunately, the structure is both wooden-framed and open-sided, in marked contrast to the surrounding buildings. This is illustrated by the applicant's own photograph (below), submitted as part of the application.



Should consent be granted, members believe that this development would have an adverse visual impact on residential amenity;

- secondly, it is understood that the conditions of the original planning application for a second garage (3/2008/0230 and 3/2009/0362) stipulated that this area, where the new car port has been erected, was to be grassed over and screened with Leylandii hedging. There was therefore a clear historical recognition that the site was both sensitive and prominent, a view which members believe is still valid today;
- thirdly, despite the presence of two garages and an unauthorised car port, the applicant's plot is an untidy collection of items that – particularly in winter when the hedge is bare – could be considered an eyesore. Should consent for a car port be granted, the Parish Council would ask for the imposition of a condition obliging the applicant to keep the car port and its immediate environs in a tidy condition; and
- finally, members note that the applicant already owns both the garages next to the car port. When viewed from the public highway, one of these garages appears unfinished in its construction, with temporary doors being fitted. If the existing garages remain unfinished, why is there a need for a third structure?

For the above reasons, the Parish Council would oppose this application in its current form. Should consent be granted, members would wish to see (i) the design / appearance of the structure being made more sympathetic to its immediate surroundings and (ii) their concerns around tidiness addressed. The Parish Council notes that the last date for submission of comments is 26 November 2024, and would be grateful if the above comments could be considered when Planning Application 3/2024/0143 is determined.