

16 October 2024

FAO Mr Ben Taylor,

RVBC

Council Offices,

Church Walk,

Clitheroe

Lancashire

BB7 2RA

Dear Ben,

Re: Planning Application No 3/2024/0268, Land at Tan Yard Farm

Having considered the application above, Hothersall Parish Council has the following observations and comments on the application.

Whilst the Parish Council support and encourage developments and infrastructure to support the wider development of the visitor economy, the creation of new accommodation should be of a suitable size, location and aesthetics for the Place setting within the rural environment.

We have been approached by quite a number of parishioners with concerns about this proposed development and we have requested that such concerns are directed to yourself.

The Parish Council has a number of concerns about the accuracy of statements made within the Application Form by the applicants, since the proposals state the following:

1. New public roads are to be provided within the site – however the details do not appear to adhere to adopted road construction criteria for public use.
2. Foul sewage to be disposed of to mains sewer with the intention to connect to this sewer – the Parish Council are not aware of any mains drainage accessible to this site location.
3. The applicants have stated that the proposal is not within 20m of a watercourse – the evidence provided in the supporting statements by the applicant does indicate the existence of a watercourse within 20m of the site boundary and that the surface water will be discharged to this watercourse. Suitable measures will need to be specified to avoid contamination of these watercourses from the proposed hard standing, paving and roads within the proposed development.
4. The applicant has stated that Biodiversity net gain should be exempt and yet they have also supplied a Biodiversity net gain report in support of the application.
5. No plans have been incorporated for the collection of waste – furthermore, the access road would appear not to be suitable for a refuse lorry to enter and leave the site in forward gear, with a suitable turning area within the site.

6. The application form states market housing but of unknown bedroom numbers – given the level of detail provided with the application and in particular visualizations of the development incorporating such detail as hot tubs, it is difficult to understand why the scale of the development and number of bedrooms cannot be determined at this outline stage. Such determination of scale has a large bearing on the approval of the suitability of the application overall.

The Parish Council is further concerned that there is no mention at this outline stage, of any sustainability measures intended for the development, such as photovoltaic panels, air source heat pumps, green roofs, rainwater and grey water recycling, in accordance with the aspirations of the Borough Council.

A previous application under 3/2022/0829 for the use of an annex as a dwelling was refused and appealed, this current application site is immediately adjacent to the previously refused site. During the appeal, the Planning Inspectorate made a number of observations which are directly relevant to this proposed application for holiday cottages, since it is fronting the same road.

The planning inspectorate undertook a visit to the site and observed the high speed of vehicles on Ribchester Road, despite the 40 mph restriction and concluded that the pavement on the opposite side of the road was too narrow, the road was unlit and the site is not located to provide suitable access to services and facilities. It is the opinion of Hothersall Parish Council that all of these points made by the Planning Inspectorate are relevant to this current application and indeed the concerns are exacerbated by the scale of the proposed development of 6 holiday units, which would be used by families and children with proposed accesses directly onto Ribchester Road, with no public footpath on that side of the road for any protection.

The proposed dual access onto Ribchester Road, very close to a bend and only just within the 40mph limit boundary are also of concern. As Parish Councillors we are very aware that many accidents on Ribchester Road are not formally reported and therefore statistical data cannot be relied upon. The Council therefore has genuine concerns about road safety related to the proposed development in this location. We are aware that the corner immediately adjacent to the site floods during heavy rainfall, causing a particular hazard close to the proposed access to the site.

The biodiversity net gain report demonstrates a net **reduction**, not a gain, which cannot be supported by the Parish Council.

Can we further suggest that if the Borough Council approve this application, that there are legal stipulations on the use of the properties as holiday lets, in perpetuity.

Finally, the Parish Council is concerned that the approval of such an outline application with loose parameters and no bedroom numbers, may lead to the potential for expansion of proposals onto adjacent land and therefore be disproportionate in scale for the local area.

Given the above, the Parish Council cannot support this outline application in its current form.

We trust that you will take all of the above relevant matters into consideration in your determination.

Yours sincerely,

Andrew Upton MRICS DipQS

Chair of Hothersall Parish Council