

From: clerk@wiswellpc.org.uk
Sent: 24 July 2024 15:04
To: Planning
Subject: Consultation on planning application, 3/2024/0509, Land At Morans Farm
Pendleton Road Wswell BB7 9BZ
Attachments: Variation order Application 3 2022 1022 - land at Morans Farm Initial response.pdf;
Variation order Application 3 2022 1022 - land at Morans Farm.pdf
Follow Up Flag: Follow up
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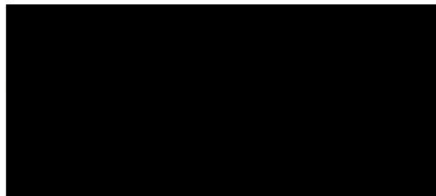
Good day,

Please see attached the Parish Council's response to the above application. I have also attached the initial response sent in December 2020.

Regards,

Regards,

Michael Hill
Clerk and RFO
Wiswell Parish Council



Variation order Application

3/2022/1022 - land at Morans Farm

Wiswell Parish Council: Response to increase period of occupancy for the lodges at Moran's Farm. July 2024

The Parish council wish to oppose proposals to extend the period of occupancy on the Moran's Farm lodge development for the following reasons:

1. In order to strengthen the initial planning application for development of lodges on the site the provision of tourist accommodation was cited as a positive factor in the proposals. The growth of tourism and facilities to attract tourism aligned well with the aims of the council's strategic economic plan. On this basis the Parish Council was supportive of the development in principle. Increasing the period of occupancy beyond the initial three-month period opens the door to a more permanent residency which might not be aligned to tourism. We do not wish to set this as a precedent for other potential developments in the village.
2. In addition, we know that the council have a duty to inspect tourist accommodation to assure themselves that properties are being used for this purpose. We would like to enquire as to whether the lodges remain under the administrative / letting control of a single agency which makes checks easier to manage for the authorities. If the lodges were sold on to a range of individuals, we would be interested to know how such checks can be coordinated.

We note the comparisons made to caravan sites but assume (perhaps wrongly) that the site owners have responsibility for keeping a central record of occupancy which can be easily checked for compliance by the relevant authorities.

I attach the Parish Council's original "approval in principle" submission (2020) which does suggest that certain conditions be attached to the development including single business ownership of the four lodges.

From: Planning
Subject: FW: CONSULTATION - APPLICATION 3/2020/0981, Land At Moran's Farm,
Pendleton Road, Wiswell, BB7 9BZ

Wiswell Parish Councils Initial Response. Variation order Application 3/2022/1022 - land at Morans Farm

From: [REDACTED]
Sent: 16 December 2020 12:12
To: Planning <planning@ribblevalley.gov.uk>
Subject: CONSULTATION - APPLICATION 3/2020/0981, Land At Moran's Farm, Pendleton Road, Wiswell, BB7 9BZ

The Parish Council have no objection in principle to the four holiday lodges if they are semi-permanent structures/mobile type buildings. It is not clear from the plans submitted if this is the case, or are these lodges substantial masonry timber clad buildings?

The agent has suggested conditions for the proposed development which would allow the lodges to be owned and enable the lodges to become second homes with very little control on their use. The Parish Council object strongly to this use as it would not contribute to Policy ECS3 (Visitor Economy) of the area and in effect these holiday units would become homes occupied by a family on an all-year-round basis.

The Parish Council request that a strong condition be imposed to ensure that these four lodges are one holiday business unit operated and managed by a single business.

Noting the close proximity of the AONB and the number of trees being removed, the Parish Council ask that a landscaping and planting scheme be applied to limit the visibility of the development when viewed across the valley towards the elevated AONB behind the development.

The derelict farm buildings on this site have been neglected for many years so this development is a definite improvement.

Wiswell Parish Council