Nicola Gunn

From: Clerk & Responsible Finance Officer <clerk@boltonbybowland-gisburnforest-

sawley-pc.org.uk>

Sent: 23 September 2024 16:11 **To:** Planning; Ben Taylor

Subject: FW: Land to North of Woodpecker Cottage, Sawley 3/2024/0672



External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Sir

Please find the response below from the parish council regarding the above application.

Bolton by Bowland Parish Council wishes to oppose this planning application.

- 1. The proposal is to construct two single storey short-term lets in an area designated to be AONB. The understanding is that RVBC is opposed to the construction of new residences on what is agricultural land, and it is suspected that the application for short-term lets is to get round this opposition. The suspicion is that after a couple of loss making years, an application will be made for change of use.
- 2. It is submitted that the Business Plan looks doubtful and needs to be analysed in more detail. For example, site preparation costs will be extensive, causing considerable disruption. It is noted, for example, that the site contains tons of land slip material which was dumped when a land slip occurred at the rear of Woodpecker House. Very comprehensive retaining walls would be necessary.
- 3. The Business Plan sets out an anticipated occupancy rate of 69%. This seems over optimistic and unrealistic. The Spread Eagle has invested heavily in accommodation rooms and still only has a 60% occupancy rate.
- 4. According to the applicant there is no record of any previous planning application. However, the residents of neighbouring properties are all of the view that planning applications were made and rejected. This needs to be researched fully.
- 5. It is interesting that the photographs are all taken on the only footpath and road that will not have a view impacted by the two properties. The Sawley Conservation Appraisal specifically mentions not having large glazed or reflective areas. With a glazed gable and solar panels this development is using both.
- 6. It is doubted that there are any biodiversity advantages to this development. At the moment the area is used by badgers, deer, and other wild mammals. It is suspected that the noise of any holidaymakers would deter the animals!

Yours faithfully

Cathy Holmes Parish Clerk Bolton by Bowland etc Parish Council

