

Sharon Craig

From: Maya Cullen
Sent: 22 January 2025 15:49
To: Planning
Subject: FW: FAO Maya Cullen
Attachments: Lower Hud Lee Brochure.pdf

From: Clerk <clerk@aightonbaileyandchaigley-pc.gov.uk>
Sent: 22 January 2025 15:45
To: Maya Cullen <Maya.Cullen@ribblevalley.gov.uk>
Subject: RE: FAO Maya Cullen

External Email

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Hi Maya,

Here is the amended email as discussed.

Thank you for your assistance with this matter.

Yours Sincerely,

Julie Chang, Parish Clerk.

Consultation on planning application, 3/2024/0782, Barn at Lower Hud Lee Farm Longridge Road
Hurst Green BB7 9QW

The parish council wish to raise an objection to this planning application, the reasons for which are outlined below.

1. The Parish Council oppose this application.
2. The plans and elevations submitted are inaccurate: they show the building with the work that has already been carried out, not the existing small farm buildings. One half was in stone, one half in brick - please see the attached sale catalogue dated February 2023, which has a photograph of the existing stone and brick outbuildings, and refers to them as such in the description of Lot 2. Since then, the brick section has been demolished, new stonework built, new openings made, and the footprint extended. It is described as a redundant barn, however the plans show a new structure, not the original.
3. The BNG Baseline report is similarly inaccurate as it is based on the structure and curtilage in its modified form, whereas the rubble and stone access is recent. The original curtilage was grassed, being part of the field.
4. RVBC's Core Strategy Key Statement DS1 relates to new housing development and seeks to direct new housing development within an identified strategic site and the principal settlements of Clitheroe, Whalley and Longridge in addition to Tier 1 Villages which are the more sustainable of the Borough's 32 defined settlements. The same policy also requires development within the

Borough's remaining 23 Tier 2 Village settlements to meet proven local needs or deliver regeneration benefits. The proposal site is located approximately 1km to the west of the Tier 2 Village of Hurst Green as identified in the Core Strategy. The Parish Council believe that the proposal is contrary to this policy, being a new residential development in open countryside within the Forest of Bowland AONB, and that no local needs or regeneration benefits have been identified.

5. Policy DMG3 requires considerable weight to be attached to the availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development. The requirement for development to be sustainable and contribute to the continuation or creation of sustainable communities is also a requirement of the National Planning Policy Framework. The dwelling is not within easy walking distance of the settlement boundary of Hurst Green, and occupiers of the property would have to navigate a single-track, unlit lane and then a long stretch of road which is served by a narrow, unlit footpath. In addition, the proposal includes spaces for 2 cars. The junction at the bottom of Hud Lee Lane onto the B6243 is one of the most dangerous in the parish, and the proposal would result in even more vehicles having to navigate this.
6. Recently, an application for a holiday chalet to be replaced by a residential dwelling (3/2024/0797) was refused on similar grounds to the above: 'For the above reasons the proposal is therefore unacceptable in principle as it would be an unacceptable form of residential development, located outside of a settlement boundary without justification and would be located in an unsustainable location, contrary to Key Statement DS1 and Policies DMG2, DMG3 and DMH3 of the Ribble Valley Core Strategy'.
7. National Planning Policy Framework Para 35 (f) relates to the amenity of neighbouring properties. The Parish Council consider that this proposal would adversely affect the amenity of neighbouring properties.
8. NPPF Para 135 (c) relates to visual amenity. This proposal would introduce a new, clearly residential building in a conspicuous sight in open countryside within the AONB.
9. The proposal is for a self-build, but there is no supporting legal agreement.
10. The site plan red lines the entire access driveway and the whole of Hud Lee Lane from there down to the B6243, suggesting ownership of the whole access. The Parish Council understands that the driveway is not in the ownership of the applicant, and that ownership of the lane may not be known or may be disputed. In addition, the Feb 23 sales brochure does not include the lane, and shows only right of access but not ownership across the driveway.
11. In addition, the Parish Council remain very concerned about the number of significant retrospective applications being received, of which this is just the latest example.