

From: Clerk & Responsible Finance Officer <clerk@boltonbybowland-gisburnforest-sawley-pc.org.uk>
Sent: 15 September 2026 16:33
To: Planning; Ben Taylor
Subject: FW: Consultation on planning application 3/2026/0476 Land north of Woodpecker House Sawley Old Brow Sawley BB7 4LF

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Dear Sir

Bolton by Bowland etc Parish Council wishes to object to the above application on the following grounds:

- Concerns that the proposal will give rise to future applications for use of the holiday lets as permanent dwellings
- Concerns raised with respect to the accuracy of the submitted business plan
- Concerns raised with respect to the accuracy of the proposal's supporting information with respect to the site's planning history
- Concerns raised with respect to the impact of the proposal upon the visual amenities of the area
- Concerns raised with respect to the impact of the proposal upon the ecology of the area.

Further concerns were also expressed regarding the steep banking in the garden and the prospect of landslip and drainage issues if excavated.

From a pure business perspective, queries were raised as to why does someone in Leeds wish to develop the site in Sawley for (by their numbers) a return of £7531pa. It doesn't make sense.

There is a serious concern that, in future, the applicants will try and convert to a permanent dwelling and attempt to develop the remaining site. As applications to develop the former chicken sheds site adjacent to Southport House in Sawley have been rejected by RVBC, despite the support of residents, it is perceived to be inappropriate if an application for a permanent dwelling in the same village is granted via an indirect route.

Yours faithfully

Cathy Holmes
Parish Clerk