

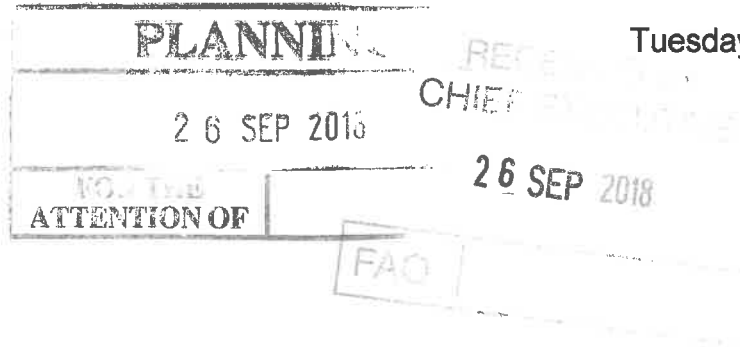
Waddington Parish Council

Clerk: **Mrs Natalie Cox**
3 Knunck Knowles Drive
Clitheroe
Lancashire BB7 2JF

Tel: 01200 424535
07904 846063

Email: natcox73@hotmail.com
Website email: info@waddingtonvillage.co.uk

Harriet McCartney
RVBC
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA



CC: Coun Paul Elms
Mr G Whitwell & Miss S Bolton

Dear Ms McCartney

Re: Planning application 3/208/0750 Change of use of redundant barn to form one unit of residential accommodation at Twitter Bridge Barn, Twitter Bridge Farm, Twitter Lane, Waddington, BB7 3LG

With regard to the above planning application, Waddington Parish Council would like to voice its objection to the proposal.

It has been brought to the attention of the parish council that the barn is in fact not "redundant" as stated but is currently used on "almost a daily basis" by tenant farmer Graham Whitwell for his livestock and also for storage of items related to his livestock and as such is essential to his farm business. Any plans to change the use of this building would therefore affect his business.

Currently Mr Whitwell accesses part of his land via the barn's farmyard with livestock access by a bridge over a brook. According to Mr Whitwell, in the winter months, without access to this bridge, the water course becomes impassable.

As this application would affect the access he has to his land it would result in him having to move livestock along Twitter Lane which Waddington Parish Council believes would have an adverse impact on highway safety as it is a narrow rural road.

Furthermore there are concerns about the adverse effect this application could have on the local environment in particular with reference to the local flood zone around the brook and the potential for flooding incidents and problems related to the siting of a septic tank in this same area.

The parish council is also concerned about the potential damage that could be caused to wildlife in the vicinity, namely the habitats for otters, bats and barn owls.

Waddington Parish Council

Clerk: **Mrs Natalie Cox**
3 Knunck Knowles Drive
Clitheroe
Lancashire BB7 2JF

Tel: 01200 424535
07904 846063

Email: natcox73@hotmail.com

Website email: info@waddingtonvillage.co.uk

In addition to the objections sited to the planning application, Waddington Parish Council would also like to express its disappointment that the applicant, Waddington Hospital Trust, and Mr Whitwell did not discuss the proposal prior to the plans coming to Ribbles Valley Borough Council to try and find a mutually agreeable way forward.

If a possible solution could be found which is agreeable to both parties the parish council would reconsider its position.

Kind regards


Natalie Cox
Clerk to Waddington Parish Council