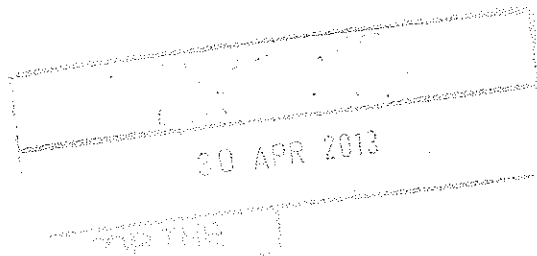


16 The Dales
Langho
Blackburn
Lancs.
BB6 8BW
19th April 2013



Whalley Parish Council



Tel: 01254 245815
Mob: 07779647577
Email: whalleypccclerk@yahoo.co.uk

Planning Department
Ribble Valley Borough Council
Church Walk
Clitheroe

Dear Mr Macholc:

PLANNING APPLICATIONS

The parish council planning committee met on the 18th April 2013 and reviewed the following applications.

3/2013/0282	Proposal:	Single storey extension to the side of the property.
	Location:	10 Abbots Croft Whalley BB7 9RR
	No Observations	

3/2013/004	Proposal:	
	Location:	Abbey Barn Nethertown Close Whalley

OBJECTION

Previous applications for development on this land kept within the boundary and footprint of the original barn structure. This renewal application is now proposing to build outside the originally approved development area. This reorientation is a 72%+ increase which results in building on agricultural areas. The impact on this extra building results in significant loss of amenities to adjacent properties. The parish council is strongly of the opinion that this is a new application, not a renewal, and is therefore subject to the full planning process.

3/2013/0099	Proposal:	190 residential units
	Location:	Land SW of Barrow and W of Whalley Rd Barrow

OBJECTION

This application is a scaled down version of a previous application to build 504 residential units – 3/2012/0630

The parish council objects to this proposed development due to the accumulative impact on Whalley Parish. The parish council is also of the view that if this application is approved then a further application similar to 3/2012/0630 will be submitted of which 10% would be within the Whalley Parish Boundary

1. Sustainability – the proposal is for more houses with minimal contribution to the infrastructure of the village / no local commercial gain or employment, only the developer gains/ no offered improvement to the social infrastructure, and there

is diminution of the built and rural environment. Barrow has insufficient facilities and infrastructure to support its current population. The result will be for residents to use the shops, dentist, doctor, library in Whalley. The suggestion by the applicants that the nearby business park will generate 400+ jobs and be staffed by local residents is nonsense. Associated traffic problems are well documented. (see d. below)

2. Conservation – the proposal is to build on fields which are at present designated open countryside to which planning policies Env3, H2 and G5 apply. As the proposal is to build on land outside the settlement boundaries G5 clearly applies. Public footpaths are to be obliterated by two of the sites main access roads. The parish council notes that the Environmental Impact Assessment Plan has yet again not been provided by the developer for inspection or evaluation.
3. Sewage and drainage assessment – Reports that during heavy rain the current system cannot cope with resultant risk to property and residents health. No investment or upgrade of existing sewage facilities are indicated by the developers. Any extra homes will only make the existing situation worse.
4. Transport Assessment – Transdev report the existing traffic congestion increases journey time – resultant inefficiency and higher fares. However, since this application has been forwarded the 22 service Clitheroe – Blackburn has been withdrawn making car ownership essential. Northern Rail already has overcrowding on the Clitheroe Manchester Service. The increase in patronage brought upon by development will result in further deterioration of these public services.

However the greatest impact is on road traffic. The natural flow of traffic from the proposed site will not be to the A59, but through Whalley village. As reported on numerous occasions the traffic build up in King St, Accrington Road and Station Road will result in traffic congestion and blockages. This scenario is already common when lorries, buses meet on a narrow road due to double parking. It is equally prevalent at school opening/closing times due to the sheer volume of traffic. Wiswell Lane will become even more of a rat run with speeding motorists attempting to avoid the mayhem in King St.

5. Education – Primary schools in Whalley, Langho and Barrow are oversubscribed; it is untenable for Whalley village children to be bussed out of the area, but this is already likely to happen with the existing permissions. Barrow Children should be taught in their local school. LCC figures state that Barrow CP is 12% oversubscribed.
6. Accumulative Impact - This proposal is deemed to be a development which spuriously suggests that it attunes to Policies G4 and G5 of the Ribble Valley Local Plan. A feature of the last two years has been the succession of developers who wish to build both in the immediate environment of Whalley or within the parishes bordering the village. (/Barrow). Should all these proposed ribbon developments be successful the ACCUMALITIVE IMPACT will quickly destroy the ambience associated with a Ribble Valley. Policy ENV3 recognises the need to protect and enhance open countryside, protect and conserve natural habitat and traditional landscape features. This development destroys these features.
7. Core Strategy – To grant permission at the present time, for a development on this Greenfield land outside the settlement boundary, would be prejudicial to the emerging policies in the core strategy as it would predetermine decisions about the scale and location of new development that should properly be made through the planning process.

3/2013/0169

Proposal: To demolish existing building and erect no 29 units

Location: Pendle Garage Barrow

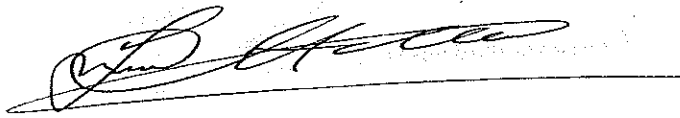
OBJECTION

The parish council will support any objection forwarded by RVBC, LCC officers, or any statutory consulters on the following issues.

- a. Education –The lack of places in Whalley and the Ribble Valley schools is the norm for both primary and secondary pupils. The resultant transport of pupils out of the area is financially and environmentally flawed. The parish council is strongly opposed to the education of local pupils away from the local community as appears the likely outcome of this proposed development.
- b. Traffic– The parish council is strongly of the opinion that it is not appropriate to add to the traffic using Clitheroe Road and the attendant negative impact to Whalley centre.
- c. Existing policy - This proposal is deemed to be a small scale development which spuriously suggests that it attunes to Policies G4 and G5 of the Ribble Valley Local Plan. A feature of the last two years has been the succession of developers who wish to build both in the immediate environment of Whalley or within the parishes bordering the village. (Barrow). Should all these proposed ribbon developments be successful the ACCUMALITIVE IMPACT will quickly destroy the ambience associated with a Ribble Valley. Policy ENV3 recognises the need to protect and enhance open countryside, protect and conserve natural habitat and traditional landscape features. This development destroys these features.

- d. Core Strategy -- To grant permission at the present time, for a development on this site would be prejudicial to the emerging policies in the core strategy as it would predetermine decisions about the scale and location of new development that should properly be made through the planning process.

Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'Fred Holland', written over a horizontal line.

Fred Holland

Clerk to Whalley Parish Council

