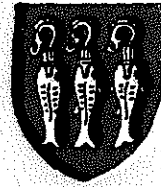


Whalley Parish Council



16 The Dales
Langho
Blackburn
Lancs.
BB6 8BW
22nd March 2013

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

Planning Department
Ribble Valley Borough Council
Church Walk
Clitheroe

Dear Mr Macholc:

PLANNING APPLICATIONS

3/2013/0205 Proposal: Replacement garage to the rear of the property.
Location: 26 The Sands Whalley Lancashire BB7 9TL
No Observations

3/2013/0218 Proposal: Proposed temporary external umbrella canopy to
provide shelter for the outside seating area.
Location: C.J's Sandwich Bar 75 King St Whalley BB7 9BS
No Observations

3/2013/0099 Proposal: 190 residential units
Location: Land SW of Barrow and W of Whalley Rd Barrow
(In conjunction with Barrow and Wiswell Parish Council)
To be deferred

3/2013/0137 Proposal: A residential mixed use development comprising
upto260dwellings (C3), a primary school (D1), a new vehicular link between Clitheroe Road and the

A671 including creation of a new junction both onto the A671 and Clitheroe Road, car parking, open space and associated landscaping.

Location: Land to the east of Clitheroe Road (Lawsonsteads)

OBJECTION

The Parish Council objects to this application on the following grounds:-

- 1) The proposed development would have an unduly harmful impact on the Whalley Conservation Area. Views into and out of the area will be harmed, and the character, appearance and significance of the area will be significantly diminished. This is contrary to Policy ENV16 of the Districtwide Local Plan.
- 2) Contrary to policies G1 and ENV3, by its scale and location outside the defined settlement boundary, the proposed development is an urban extension into the open countryside which would change the character of this swathe of countryside to the detriment of the visual amenities of the area.
- 3) The proposal involves a significant change to the visual amenity of the village overall. It is of note that the applicant considers that this issue can be addressed by screening – this appears to acknowledge that there is something that needs to be screened. Despite the screening, this proposed development would have a significant impact on the important view from Whalley Nab.
- 4) This application is opportunistic and premature in the context of the ongoing Core Strategy, and conflicts with the emerging spatial vision for the Ribble Valley, and with the existing vision in the Districtwide Local Plan.
- 5) The provision of a primary school is outside the direct control of the applicant, in that there is a requirement for commitment by the county council or some other provider. No such commitment is evidenced.. Due to the existing rolls of local primary schools and the number of permissions already in place locally, there is a significant risk that children from this estate would be educated outside the village of Whalley, with a loss of participation in the local community, and an increase in the distances young children have to travel to school. There is no provision for secondary education, save for a contribution, and it would seem that county policy at present would result in these students being transported out of the district, possibly to Hyndburn or Burnley, once again at a distance away from the local community to which the potential buyers wish to move and resulting in additional bus or car journeys.
- 6) Whilst the Parish Council accept a need for affordable housing, there needs to be prior work carried out to the physical infrastructure before any more housing can be readily accommodated.
- 7) The Parish Council believe that this development would have a detrimental impact on the already congested traffic conditions in the village centre. Reference to time limited parking in the village (a long ventilated subject by the Parish Council) is considered to be outside the

gift of the applicant, and appears to an attempt at spin or to ingratiate the applicant with the local community.

- 8) If the Environment Agency or United Utilities object with regard to surface water drainage, then this is supported by the Parish Council on their technical grounds. Even if there are no such objections, but merely an attempt to address this very serious issue by conditions, the Parish Council still object on this ground. Surface water from this site causes the centre of the village to flood in certain conditions. This is a result of schemes which in their day were no doubt considered to be state of the art. The applicant only suggests that their attenuation scheme will be no worse than an already inadequate system, whilst replacing permeable ground with a large area of impermeable surface.
- 9) This proposal is disproportionate for the village of Whalley which has increased in housing in housing by 50% in recent years without a corresponding increase in infrastructure and investment in infrastructure.
- 10) Finally, if the committee is minded to reject our strenuous objections, the Parish Council would invite the applicant and the Local Authority to engage with the Parish Council in the appropriate utilisation of section 106 funds for open space, so as to address issues already present in the village which would be exacerbated by granting this permission.

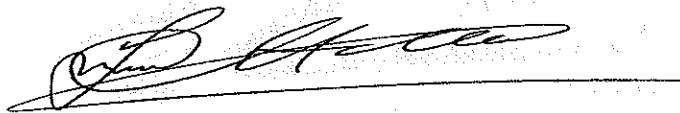
3/2013/0196
single store extension

Proposal: Demolition of existing conservatory and erection of

Location: 12 Whittam Road Whalley BB7 9SB

No Observations

Yours Sincerely,



Fred Holland

Clerk to Whalley Parish Council

