

EAL 3 no resp 15.

Philip Dagnall

From: [REDACTED]
Sent: 07 June 2017 22:00
To: publicationreg19
Subject: Mark Hurst, Site 10, EAL3 Employment land at Higher College Farm, Reg 19
Objection ' HED DPD PUBLICATION CONSULTATION'

Dear Sir,

I recently emailed you about the following planning application:

Application Ref 3/2017/0317 Planning application for employment floor space (Class use: B1, B2, B8) with associated access, parking, landscaping, services infrastructure (with all matters reserved except for access) alongside Blackburn Road, Hothersall, PR3 2YY.

My original email objecting to the application is reproduced at the bottom of this email.

It has now come to my attention that another planning application has been made, this time for the land immediately adjacent to the above application. The reference is:

Mark Hurst, Site 10, EAL3 Employment land at Higher College Farm, Reg 19 Objection ' HED DPD PUBLICATION CONSULTATION'

This further development is exactly what I feared; simply put, the “thin edge of the wedge”, where the original proposals, if granted, would result in an expansion adjacent to the original site. Now we have a second developer submitting plans already, before the other has been passed.

I would like to reaffirm that the points listed in my original communication are equally valid for the Hurst planning application. Thus, I won't waste your time by listing them all again; they can be found at the end of this email.

However, I would like to add the following information to aid you in your deliberations.:

Adjacent to the two proposed sites are two businesses, Clegg's Cheese Storage and Packaging and Andertons Butchery. When planning permission was originally granted for the Cleggs application for a change of use, from farm buildings, a number of planning stipulations were applied. One was that the existing track access/entrance onto Preston Road should have improved sightlines by removing hedgerow for 60 metres along each side. This was to facilitate access for HGVs and to make it safer. Another was that a second track entrance (which is close to the dangerous junction with Lower Lane) should be removed.

Please bear with me on this because it will become relevant to the current applications.

Neither was the the 2nd entrance closed nor was the hedgerow removed; indeed the hedgerow is on land that was not owned by Cleggs...

Furthermore planning permission was never sought for butchery on the site. Presumably this was because of the enormous increase in HGV traffic to and from the site and a belief it would not be passed...

The existing planning permission applications and indeed the original proposal that the BKW site could be included as part of the RVBC Employment Land Plan would have been influenced by the fact that "industry" was already adjacent to the proposed site.

In my opinion the original Cleggs application and subsequent approval was made without any intention or expectation of creating an industrial area in Hothersall; it was simply a change of use of existing farm buildings. I could be wrong of course...

In addition to the above the area of land around the Cleggs (and the illegal? Andertons Butchery) has been subject to two planning applications; one for a swimming pool which was allowed to lapse and a second by a John Harrison for erection of rural workshop units which was refused. Those reasons would still seem as valid today as in 2006.

Application No: 3/2006/0329

Decision Date: 21 June 2016

Date Received: 19/04/2006

Please see a copy at the very end of this document.

I am also extremely concerned that should these planning applications be passed there will be an increase from three entrances (in 2016), along that dangerous stretch of road, to six. Prior to the recent creation of the Tootle Green Housing Development entrance there was the Cleggs entrance, a little-used access to the reservoir, and one onto the quiet Tan Yard bridleway which is used by horse-riders and is part of the Longridge Cycle Route; plus the entrance that should have been closed, as stipulated by planning, on the Cleggs application. The Hurst and BKW entrances would result in six entrances onto Preston Road; both new ones would be busy with frequent HGV's turning in and pulling out. This is on top of the frequent Butchery HGVs which arrive and depart. I have been told there is more Butchery traffic than that visiting Cleggs but I have no actual evidence of this.

I reiterate that this is a dangerous stretch of road, two fatal accidents, plus a serious accident involving a horse rider, and many "collisions" at the Corporation Arms junction in particular. The recently imposed 30mph speed limit has done little, if anything, to reduce vehicle speed along the stretch; drivers who have driven along it for years still use it like a racetrack.

In my view no planning applications should take into consideration the existing industry at Cleggs/Andertons as these are, I am led to believe, under investigation regarding non-compliance of planning requirements. In the future they may no longer be there!

I hope you will understand my concerns and that my fears that Hothersall will become a large industrial area (with infill between Hothersall Lane to the south and east, Preston Road & Lower Lane to the north and the reservoir to the west) are not groundless. Indeed the BKW application map shows a road to the south of their proposal ending at a field boundary (with adjacent land owned by the same developer), no doubt with an expectation that planning permission will be granted, sometime in the future, because there is already an industrial site there.

As far as employment opportunities for Longridge are concerned, there have been numerous letters in the Longridge News against the proposals including some countering Councillor Rogerson's claims that they will "save" Longridge. To be frank he has a "bee in his bonnet" about this and I believe, because of the vocal opposition, he has stated he will abstain from voting at the relevant planning meeting. In any event, any employment opportunities would more than likely be taken up by more workers from Preston and Blackburn etc. than Ribble Valley residents, never mind from Longridge (This was the case when I worked at the Coop Warehouse, on Shay Lane, Longridge, many years ago). I have lived in Longridge from the age of 14, and my family still does; neither they nor I want a spread of industry into Hothersall. There are plenty of opportunities at Red Scar between Preston and Longridge.

Finally, people who come to live in Longridge (and Hothersall, Ribchester and other parts of Ribble Valley etc.) do so because it is a nice place to live WITHOUT industry and they are all prepared to commute to

work. To pass these planning applications would be to allow industrial development at a totally inappropriate location for so many reasons, including poor road infrastructure and yet more traffic through Longridge, Ribchester and Hurst Green (There is an HGV Length restriction through Ribchester so HGV traffic would increase through Longridge either along the ridiculously congested Preston Road towards the M6 or via the M6/M55 at Broughton which would increase traffic through the centre of Longridge).

I urge you to take into account the reasons given in my original email along with those I have given above, and reject both the Hurst and BKW proposals at the forthcoming planning meeting.

Yours faithfully,



Member of the Institute of Advanced Motorists

Advanced Driving Instructor

DVSA Approved Driving Instructor

Address:



Mobile:



Email:



COPY OF ORIGINAL EMAIL

Dear Councillor,

As a member of RVBC Planning Committee I am writing to you to object to the planning proposal below. Please note that I shall also be emailing your colleagues on the planning committee.

Application Ref 3/2017/0317 Planning application for employment floor space (Class use: B1, B2, B8) with associated access, parking, landscaping, services infrastructure (with all matters reserved except for access) alongside Blackburn Road, Hothersall, PR3 2YY.

Dear Sir or Madam,

As a former resident of both Longridge and Ribchester (and with family and friends living in both, as well as in Hothersall) I write to object to the above planning application for the following reasons:

The proposal is likely to have adverse affects on the nearest **Local Biological Heritage site at Spade Mill Reservoir (50m from the site)** as well as the **Local Biological Heritage (Woodland) sites at Hillside School (adjacent), College Wood (300m) and Alston Reservoirs (300m).**

Furthermore, the credibility of the **Ecological Appraisal** submitted is, in my opinion, flawed because whilst it mentions the existence of a number of **Lancashire Key Species** (such as sixty-five records of **Great Crested Newt** and twenty-five records of **Bats**) within 2km of the site, I know that **one of the ponds in the area was missed off the survey.** In addition, I have located a **bat roosting site within 100m of the site,** another within 500m. I have passed this information to the **Lancashire Bat Group** which will survey them in due course.

Also, the survey was carried out in October 2016 (**outside the survey season in this latitude**) which is hardly the best time to find the above-mentioned species or determine, for example, whether bats use the site during the summer months; indeed, it is highly likely the ponds would be visited by **Daubenton Bats** which are regularly seen along the River Ribble and over ponds in this area. Thus, **the survey is inadequate** to meet the requirements of regulation policies.

I am a keen birdwatcher and member of the RSPB and British Trust for Ornithology. I know that Little Owls have nested in a tree on the site boundary (and may well still do so). Their nest site would almost certainly be affected, indeed their feeding territory would be halved at least, if the proposal was accepted. There would be a similar impact on feeding areas for other birdlife. In addition, having driven along this stretch of Blackburn Road daily from 1976, I have noticed the remains of at least one Tawny Owl, almost annually, on the road within 100m of the site; an area where these birds were obviously doing well is already being affected by the Tootle Green Development and would be further impacted by the proposal. Furthermore, I have frequently observed at least one Barn Owl (which is an extremely uncommon species in this area of Lancashire and declining in numbers) hunting along the margins of the reservoir which is less than 50m from the proposed site.

My extended family, friends and I enjoy cycling and notice that the proposed development would be very close to the new **Longridge Loop Cycleway** (which is an extension of the excellent Guild Wheel around Preston). The concern here, apart from aesthetics, is that there would be an **increase in traffic on Blackburn Road** (to and from the site and in particular HGVs). This section of road is a **known accident blackspot** i.e. both at the Lower Lane and Corporation Arms pinch points, **and also along the actual straight between them where there have been two fatalities to pedestrians** in twenty years (plus an occasion where a rider was knocked from her horse and was hospitalised with concussion whilst her horse had to be put down; these facts should preclude the application for this reason alone (incidentally the proposer's traffic survey makes no mention of these).

In addition, almost all traffic from the site would pass through Longridge and Ribchester, indeed HGVs have no option but to travel through Longridge town because of the length restriction at the Black Bull Pinch Point, Ribchester. Traffic around Longridge and to and from the west is already horrendous. The proposal would exacerbate this.

I believe that Ribble Valley Borough Council Planners (and councillors?) have chosen their preferred option for 1.5 hectares of "*potential employment land*" at **Higher College Farm** (which is immediately adjacent to the proposed site) which I would also object to for the reasons stated above and below. Is there really a need for this **additional proposal** as well? Surely not.

As a teacher I am also concerned, as we all ought to be, about the proximity of the site to Hillside Specialist School for children with autism. The pupils have severe learning difficulties and the ambience of the site is important for their general wellbeing. Noise and pollution from both the building of the proposed development, and use of the site once completed, would have a significant adverse effect upon that wellbeing. From previous experience I also believe there are planning restrictions regarding the siting of industrial sites within 150m of a school; **taking into account the particular special needs of the Hillside children I consider 150m to be far too close...**

In addition to the above, I and many others (including many tourists), love visiting this part of Lancashire because it is a wonderful area in so many ways. The edge of Ribble Valley's "*Jewel in the Crown*" **Bowland AONB** lies close by and views from all parts of Longridge Fell are stunning in all directions, despite being so close to urban areas. The proposal, for **EIGHT ACRES of industrial units, is TOTALLY OUT OF KEEPING with the Hothersall area**, being surrounded by farmland and biological heritage

sites; the warehousing in itself will no doubt result in high, grey buildings which will have a deleterious effect upon the views looking south-west. I note that within Ribble Valley's Core Strategy Policy (DMG1: General Considerations 10.4 Final paragraph) it states:

"In the AONB and immediately adjacent areas proposals should contribute to the protection, conservation and enhancement of the natural beauty of the landscape. Within the open countryside proposals will be required to be in keeping with the character of the landscape area and should reflect the local vernacular, scale, style, features and building materials."

We need to keep these areas of Ribble Valley as pristine as possible for ourselves, tourists and future generations.

I apologise for such a long treatise and taking up your time whilst reading it but I implore you to consider the above points which I believe should, in themselves, be more than enough to stop the proposed application "in its tracks". Furthermore, should the RVBC Planning Officers recommend the proposal be accepted I urge you and your fellow councillors to reject it.

Yours faithfully,



Retired Deputy Headteacher

Member of the Institute of Advanced Motorists

Advanced Driving Instructor

DVSA Approved Driving Instructor

Address:



Mobile:



Email:



COPY OF REFUSAL FOR HARRISON APPLICATION BELOW

The undersigned in and to the State of Florida, County of [County Name], do hereby certify that the above and foregoing information is true and correct to the best of my knowledge and belief.

Witness my hand and the seal of the County of [County Name] this [Day] day of [Month], 20[Year].

I, [Name], County Clerk, do hereby certify that the above and foregoing information is true and correct to the best of my knowledge and belief.

Your obedient servant,

[Signature]

[Title]

[Address]

[City]

[State]

[Redacted Signature]

[Title]

[Address]

[City]

[State]

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2006/0329

DECISION DATE: 21 June 2006

DATE RECEIVED: 19/04/2006

APPLICANT:

John Harrison
c/o Agent

AGENT:

Alan Kinder Associates
Town Planning Consultants
79/81 Manchester Road
Burnley
BB11 1JY

DEVELOPMENT PROPOSED: Outline application for the erection of rural works

AT: land off Blackburn Road Hothersall Longridge Preston Lancashire

Ribble Valley Borough Council hereby give notice in pursuance of the provision of the Town and Country Planning Act 1990 that permission has been refused for the carrying out of the following reason(s):

- 1 The proposal is considered contrary to Policies G1, G5 and ENV3 of the Policy 5 of the Joint Lancashire Structure Plan which seek to limit countryside to uses which are both appropriate to a rural area and meet the needs. Approval of such an application without sufficient justification would result in development to the visual detriment of the open countryside.
- 2 The proposal is contrary to Policy G1 of the Districtwide Local Plan conditions to the detriment of highway safety. This is due to the increase in the existing access located on the unrestricted length of highway which frequently occur.
- 3 The proposal if approved would set a dangerous precedent for the approval of similar proposals which would cause visual harm to the landscape and the implementation of the established planning principles of the Local Plan.

Development Section

County Offices, Glass Walk, Church Lane, Ribblesdale, Ribblesdale, Lancashire, BB1 1NA

Telephone: 01256 351111 Fax: 01256 351112

Website: www.hibblevalley.gov.uk

Planning & Building Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 17/000023
DECISION DATE: 21 June 2006
DATE RECEIVED: 19th 2006

APPLICANT:
John Jackson
100/100

AGENT:
Alan Fisher Associates
Town Planning Consultants
75-81 Manchester Road
Bramley
BB11 1JY

DEVELOPMENT PROPOSED: Outdoor application for the erection of a

at: Land off Blackburn Road, Ribblesdale, Lancashire

Hibble Valley Borough Council hereby gives notice in pursuance of the provisions of the Planning Act 1990 that permission has been refused for the carrying out of the following (works)

1. The proposal is considered contrary to Policies CD and ENV1 of the Policy 2 of the Local Development Document which sets out the requirements to which any development must conform in order to be granted approval of such an application without objection from the Council in the event of a refusal.

2. The proposal is contrary to Policy CD of the Local Development Document in the event of a refusal of the application. The Council is of the opinion that the proposed works would be contrary to the provisions of Policy CD of the Local Development Document.

3. The proposal is contrary to Policy CD of the Local Development Document in the event of a refusal of the application. The Council is of the opinion that the proposed works would be contrary to the provisions of Policy CD of the Local Development Document.