

Dinckley Parish
Dinckley
Blackburn
Lancashire

FAO Harriott McCartney
Ribble Valley Borough Council
Planning Department
Church Walk
Clitheroe

31st October 2019

Planning Application No: 3/2019/0912
Grid Ref: 368909 435918
Proposal: Erection of timber shed and greenhouse in association with use of land as an allotment
Location: Moorgate Farm & Kenyon Lane, DINCKLEY. BB6 8AN

Dear Harriott McCartney

On the 31st October 2019 a Dinckley Parish Meeting was carried out in response to the planning application made by Mr Max Stummer. The purpose of the meeting was to ascertain the general feelings of the immediate affected residents of the Parish, regarding the application of the Erection of a Large Timber Shed and Greenhouse, in association with use of land as an Allotment. Mr Stummer declined the invitation to attend the Meeting.

The salient points below support the Residents objection to the planning application for the erection of a large timber shed and greenhouse in association with use of land, to be used as an allotment:

1. Background to the said plot of land bought by Mr Stummer and 23.11.2017 and LAN 199987. The land originally belonged to Mr E D Andrew who still resides in the house Greystones behind the plot of land in question. Mr Andrew gave the land to the previous owner of the Moorgate Farm, who was John Brewer (present owners) father many decades ago, he advised it was land he didn't use anymore and he gave this in good faith as additional agricultural land, behind his garden to use for his animals. The land we presume was then past down to Mr John Brewer (son) or Mrs Jane McDonald (grand-daughter) of Moorgate Farm, of which was sold to Mr Stummer in November 2017.
2. At the approximate time the land was bought or maybe previous to this an over 6 foot wood fence with the same height tall gates, total approximately width 30 foot (Appendix 1) were erected, replacing we believe hedgerows and an agricultural 4 foot wooden gate. This is not in fitting for an agricultural boundary for an allotment of which you have to cross to get to the gate, an established grass area from a single-track lane.
3. The position of the land, is directly off Kenyon Lane and directly adjacent to the back of the Private Garden of Mr Andrew (not shown on the plans submitted), of which the land indents into his own curtilage, as you can see on the plans. Hedges being the only boundary from this plot of land and Mr Andrew's garden. Mr Andrew's house is on the corner of Moorgate Lane and Kenyon Lane.

4. The land is directly under very established Large Trees and so for the majority of the year is under shade and will no doubt have established tree roots under this land, Grid Maps o/s grid ref SD 68880 35839 is shown as woodland.
5. Mr Stummer is a Tennant leaving in the attached barn of approximately 5 years to Mrs Jane and Mr Martin McDonald of Moorgate Farm (Wigwam Owners), who's recent additional application 3/2019/0477 in June 2019 to extend their holiday pods from 8 to an additional 6 equalling 14 Pods, with a playing field and zipwire was excepted. Mr Summer's land was on the plans 3/2019/0477 of this application as being the ownership of Jane McDonald and not Mr Stummer, which was pointed out, by one of the residents.
6. Mr Stummer bought the land 2 years ago and (Appendix 2) shows that there is already a shed on this land and a wooden base as partially been erected with also a childs trampoline. The land does not benefit from any permitted development rights, as per the Planning Statement submitted with the Planning Application by Gary Hoerty Associates (also noted the same Planning expert as used for the Pod Application), it is quoted on that the Planning Application that permission is therefore required for ANY buildings or Structures. The land has not been cultivated in anyway as you can see with Appendix 2). Mr Stummer has had the land for 2 years and has gone to the expense of purchasing it but to date as not attempted to cultivate this at all.
7. Mr Stummer, has been observed by residents, on many occasions, driving round to the plot and parks his vehicle on the grass verge in front of the gates. On his Application for Planning Permission Form, he has ticked the NO for vehicle Parking Relevant to this proposal of which is not correct. This area, especially in winter is particularly hazardous as there are no street lights in Dinckley and the area were Mr Stummer's vehicle parks is pitch black, on a corner and under trees on Kenyon Lane. This is a danger to other residents driving and walkers who walk down to the river due to this being aa public right of way down to the river. This has not been declared to the Highways, so unable to make the correct assessment and this may result in a splay report to confirm this area is safe for other drivers and walkers.
8. The road in front of the Plot of land on Kenyon Lane is also in a terrible state with potholes and is prone to flooding regularly when we have heavy rain. The addition of buildings on this land adjacent to the Road was agreed, would contribute to poor drainage and make it difficult for the natural drainage of the water.
9. The buildings requested for the plot of 431 sq m we believe are too big for the plot, Shed Dimensions 6 m (19ft 8inch x 5 m (16ft 4inch) and Greenhouse 5 (16ft 4inch) x 4 (13ft). The average size of a greenhouse to grow fruit and vegetables for your own use and enjoyment would be 10 ft x 10 ft. Average Shed for Gardening is 8ft x 10 ft. The amount of food grown in this size of greenhouse, would be on a commercial level of which the permission sought is for personal use. The size of the shed to store the normal Allotment tools we believed to be, extremely oversized also and Mr Stummer's as already erected a large shed, not applied for on the land. Also, the erection on this site for the size of Shed and Greenhouse would leave very little room for cultivation and growing and would create more shade and the residents think this is disproportionate to the plot.

In Conclusion to the above, in Principal the residents advised that they have no objection for Mr Stummer growing his own vegetable and fruit for his own consumption for himself and his family but due to the above concerns which are bulleted below the residents have objected to this Application:

- The position of the plot being adjacent to Mr Andrew's Garden and being in an unsuitable place for growing anything under large trees and in the shade for most of the year and listed as woodland.

- Mr Stummer driving round to the allotment, not walking round as reported in his Planning Statement, of which his vehicle could cause danger parking on the grass verge, in an unlit area on a corner and the road being a public right of way down to the Dinckley River Walk and Bridge.
- Request for the erection of the Shed and Greenhouse adding to problems with flooding on Kenyon Lane.
- Size of the buildings in relation to the plot being disproportional and being close to a commercial size, of which permission is sought, for fruit and vegetable for own personal use.
- Mr Stummer is a Tennant of his property, what will happen to the land if Mr Stummer moves to a new location.

Residents we would like you to take the above into consideration and due to the plot being not suitable for the purpose it's intended, the buildings being oversized for the plot, the expense Mr Stummer has gone to for a small family allotment and paying for an expensive Planning Statement.

The Residents unfortunately advise they are extremely skeptical of this Application, as they feel this planning application is a smoke screen for another entrance, with permitted development rights, to further develop Moorgate Farm, to expand their Camping Business to a bigger scale, from the Pods already agreed. The entrance would be on a highway and would be seen, on any further application for Moorgate Farm to be a more suitable entrance to expand their business. This then would be detrimental to the village and the infrastructure and wildlife and fauna would also be under great pressure.

The Parish therefore object to this Application on the above points.

Yours sincerely

Report on Behalf of the Parish Meeting Council
Beverley Phillips
Chair