

Dinckley Parish Meeting
Dinckley
Blackburn
Lancashire

FAO Stephen Kilmartin
Ribble Valley Borough Council
Planning Department
Church Walk
Clitheroe
Lancashire

8th August 2020

Planning Application No: 3/2020/0462
Grid Ref: 368750 435883
Proposal: Change of use of land to Public Car Park - Dinckley
Location: Megitta House, Kenyon Lane, Langho (DINCKLEY). BB6 8AN

Dear Mr Kilmartin

On the 8th August 2020 a Dinckley Parish Meeting was carried out in response to the planning application made by: Mr Michael Hanson and the purpose of the meeting was to ascertain the general feelings of the residents of the Parish regarding the application. Mr Hanson was invited to the meeting to answer questions from the Residents but was unable to attend on the day at short notice. The salient points below were made from the Residents in attendance (18) and others not able to attend but remotely gave their views (14) of which all of these Residents objected to the Planning Application, for the change of use of land adjacent to Megitta House to a Public Car Park:

Mr Hanson is a valued member of the Parish of many years and an area to park off the road may look like a good idea in principle, if the demand was there, but to the Dinckley Parish Residents this is flawed with issues reported below;

1. Noise and car pollution will have a detrimental effect on the Residents wellbeing and also detrimental effect on wildlife. This area is well visited by deer, owls, pheasants, badgers etc and an **Ecology Report** has also not been submitted. This proposed land, covering an area of 2000m², of which we believe to be classed as open countryside, with no permitted development rights and not within the curtilage of the Megitta House and as garden as listed on the Application, is contrary to the Ribble Valley Core Strategy Environmental Strategic Spatial Policies. The Application for a Public Car Park in open countryside undermines the inherent quality to the landscape in the borough as per Strategic Spatial Policy 5.3.
2. The parking demand requirements, as observed by local Resident on Kenyon Lane, does not require a 62 space Private Car Park and Core Strategy Policy DMG2 lists 'that were a local need or benefit can be demonstrated'. There is no Business Viability Report to substantiate the need for a car park of this size. Observed by local residents, that in general daily, there are no more than 4 to 5 cars parked on Kenyon Lane and the only time there is a greater demand, is when there is a sunny weekend or bank holiday, of which Kenyon Lane can cope with the extra demand of which there is 20 cars maximum during this period. Myles Wood Car Park is designed away from Residential Houses to take the bulk of the visiting traffic. Argument from the Residents is **why would somebody pay to park on a Private Car Park when roadside**

parking on Kenyon Lane is FREE and also Myles Wood Council owned car park just 1 mile down the road is also FREE .

3. In the Applicants Design Statement it lists that the Car Park will “**alleviate illegal parking**” on Kenyon Lane, this is unsubstantiated, as there is no illegal parking on Kenyon Lane, this is free parking area which has also just been resurfaced by the LCC this May, as compensation for the replacement Bridge heavy traffic destroying the road. So as a consequence, it has been widened in areas to accommodate parking visitors cars with ease.
4. Also listed in the Design Statement, he advises that “**the frequent closure of the road**”, again this is unsubstantiated, as reported by residents living on Kenyon Lane for over 35 years, this road has only been closed twice. Once for the main structure of the new bridge being transported to the river and one day for the resurfacing of Kenyon Lane by the LCC Highways.
5. Listed in the Design Statement, it makes reference to “**frequent damage to cars**”, there is no accident book for the damage to cars, so this is unsubstantiated. Now the road has been resurfaced and widened there is little chance of this occurring.
6. The Car Park Layout, Structure, Sustainability and Appearance, although the applicant has gone to lengths and thought so not to have a Visual Impact on the Environment with a ground reinforced system on sub base and 2 metre High solid structure timber finished solar powered sliding gates the entrance and exit and also the planting of hedging around the Car Park from all views, this is also a great worry to the residents and the security to the local area. Comparable to the Myles Wood Car Park, located 1 mile West on Ribchester Road, this is designed to be on open view and hedges have been cut down in height, this is due to reported anti-social behaviour of sexual activities, drug use and a meeting place for youths late in the evening, so enabling the local police to patrol and have a view to reduce this behaviour. The proposed Car Park on Kenyon Lane will be enclosed and any of the above anti-social behaviour, plus a possibly hiding area for thieves, could take place behind closed gates out of view.

The Public Car Park will be privately owned and there is no Management Plan attached to the application and is listed as working on a remote system on entry and exit by ticket machine, which will open and close the solar powered gates and **open 24 hours**. Myles Wood Car Park is owned by the council and on occasion’s where we have had issues, we have contacted our local Councillor Alan Schofield who has addressed the issues with the appropriate departments and Police. As there is no Management Plan or details of any security arrangements, if we have issues with anti-social behaviour etc, this is going to be very difficult to tackle and the police will also be unable to view the site.

7. Following on with the car park being open for 24 hours, this could attract youths with fast cars of which Ribchester Road experiences going in excess of 60+ miles per hour to Myles Wood Car Park in the evenings. Kenyon Lane could in turn attract fast cars, which would be extremely dangerous to residents, walking pedestrians, wildlife and agricultural animals in this farming area, late into the evening.
8. The Application has make **no provision for Rubbish Collection**, which is extremely detrimental to the environment, wildlife and residents.
9. The Application access on the Design Statement has no height restriction that is evident, the residents have a worry this could attract overnight campervans and also the possibility of Travellers, so creating noise, rubbish, detrimental to nocturnal wildlife and light pollution etc
10. On the Planning Application there is nothing listed of **Geological Conservation Importance** and the residents have advised there is an original Roman Road listed which goes under this sight.

11. The Highway Letter Condition (1) in the Residents opinion can not be met. The visibility splay and hedgerow management along the frontage of the site, for a distance of 40m in each direction of entrance to ensure an uninterrupted view of vehicle movement along Kenyon Lane public highway due to the following reasons;
 - Local electric power station adjacent to the sight obscuring view with high hedges.
 - Electricity Pole next to entrance obscuring the view which also has various signs on and around it.
 - A cyclical degree of hedgerow management North along Kenyon Lane, towards Ribchester Road is unable to be managed without the permission of the third party land ownership, which is within the 40 meter condition request.
 - Free Parking of visitor's cars on Kenyon Lane in a Northerly Direction will not give uninterrupted view of vehicle movement and also pedestriansIn addition to this condition, we believe there is no signage on Kenyon Lane to say this is not a National Speed Limit Road and so the spays would therefore need to be increased if this is the case to 115/120 meter splays in either direction. A topographical survey in our opinion needs to be provided.
12. Residents reported at the meeting that the car park land and surrounding land attached to Megitta House, had been cleared of trees and hedges prior to the application but concerns were made that this was during the bird breeding season.
13. We have also had 2 residents who have advised remotely that they have no objection to the Application, but if passed would ask that yellow lines be placed along the road to stop difficulties in turning into Kenyon Lane from Moorgate Lane without obstruction and prevent any damage to the newly resurfaced road in the future. They also made reference to no Rubbish collection being arranged and bins to be provided and regular collection to be made if the application is passed.
14. Finally, Mr Hanson a successful business man and a very open Resident of the Parish, has discussed with the Parish and some Residents individually, a draft proposal for some 22-32 Lodges possibly in the future, within the open countryside land surrounding Megitta House owned by the Applicant. The Residents thoughts are the costly proposed car parking facility, of which the Applicant is investing heavily, for which is hard to see any substantial return with the lack of viability report and business plan to support demand, may be a possible advanced car parking facility for this further development.

In conclusion to the above, the Residents we would request that the whole picture of this Public Car Park to be the possible stepping stone to a Further Development in the future to also be considered by the Planning Committee. The Resident's concerns of other Holiday Lodges and Glamping facilities within a 2 mile radius, which fulfils a quota for Tourism in the local vicinity. Dinckley has much to offer in unspoilt beauty and peace, and has been for generations and it should remain one of the few beauty spots, for everyone now and in the future to enjoy without further development which would compromise this.

Therefore, the Parish respectfully ask the planning officers and councillors to please consider the majority of the Parish Residents Meeting views and ask for this Application to be rejected, for the many reasons stated above.

Yours sincerely

Report on Behalf of the Dinckley Parish Meeting
Beverley Phillips
Chair