

Lynne Calver

From: [REDACTED]
Sent: 22 July 2020 17:35
To: Planning
Subject: Stephen Kilmartin : Meggitta House

Dear Me Kilmartin ,

We oppose the idea of a car park on this property's land !

There is already a car park at Marles Wood that causes problems with litter and people using it for other uses and police having to be called .

Cars already park on the lane for walks therefore I don't see as to why there should be another car park ?

We don't need another car park in the area , Dinckley is a very quite tiny place and this is just ridiculous , residents have all paid a lot of money to live in this area for peace and tranquility .

We strongly oppose this application !!

Sincerely

[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone

Stephen Kilmartin

From: Planning
Sent: 22 July 2020 12:03
To: Stephen Kilmartin
Subject: FW: Form completion: Planning Application Comments Form

From: webmaster@ribblevalley.gov.uk <webmaster@ribblevalley.gov.uk>
Sent: 22 July 2020 11:41
To: Planning <planning@ribblevalley.gov.uk>
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 21135
Form: Planning Application Comments Form
Completed: 22/07/2020 11:40:30
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [REDACTED]
LastName: [REDACTED]
firstName: [REDACTED]
numberName: [REDACTED]
postAddress: [REDACTED]
postCode: [REDACTED]
refNo: 3/2020/0462
addDev: Megitta House Kenyon Lane Langho Blackburn BB6 8AN

comments: Im very worried about this application due to the issues currently down at the Marles Wood Car park with people hanging around and intimidating people when walking past. I also don't think this is in keeping with the lane and will cause mass disruption to the residents on Kenyon Lane. I also dont understand why we need another car park as the river already has the Marles Wood car park to use for walkers. I would strongly object to this planning application

Sharon Craig

From: [REDACTED]
Sent: 24 July 2020 12:57
To: Planning
Cc: [REDACTED]
Subject: EDA/AIL/7277 - Planning Application No 3/2020/0462

To Stephen Kilmartin
Company Ribble Valley Borough Council, Clitheroe
Email planning@ribblevalley.gov.uk
Our Date July 23, 2020
Our Ref EDA/AIL/7277

Copy Beverley Phillips, Richard Bailey

Dear Mr Kilmartin

I wish to object to Planning Application No 3/2020/0462 which has the Development address of Land Adjoining Megitta House, Kenyon Lane, Langho, BB6 8AN in Ward LANGHO in Dinckley Parish. The key dates are received 12/06/2020 and registered 21/07/2020.

My name is [REDACTED] and my postal address is:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Below is a list of material considerations concerning this Application:

- 1) A car park for 62 cars is bound to generate disturbing noise.
- 2) The general countryside character of this area will be jeopardised.
- 3) There is a T-Junction between Kenyon Lane and Moorgate Lane which is already a hazardous junction especially for vehicles travelling west on Moorgate Lane and turning to travel south on Kenyon Lane. The exit and entry to this car park is almost opposite Moorgate Lane which will make this a four-way junction and extremely dangerous.
- 4) This car park and the entry/exit will transgress the Roman Road going east from Ribchester. Maybe a Roman Road is a listed building.
- 5) There are already plenty of parking spaces on Kenyon Lane.
- 6) There is already an existing car park at Myles Wood not far from this Application's development address which visitors to the Dinckley River Ribble already use for country walking in the area.
- 7) This intended car park will invade the privacy of my house and others close by.

I hope the Planning Department declines this Application. The countryside is not about cars.

Yours sincerely

[REDACTED]

[REDACTED] PPS 5ME
England. Telephone No [REDACTED]. Registration No [REDACTED]. This [REDACTED] (including any attachments) is private and confidential and may contain privileged material. If you have received this e-mail in error, please notify the sender and delete it (including any attachments) immediately. You must not copy, distribute, disclose or use any of the information in it or any attachments.

Lynne Calver

From: [REDACTED]
Sent: 24 July 2020 17:20
To: Planning
Subject: FAO Stephen Kilmartin re application No 3/2020/0462 Dinckley

OBJECTION TO APPLICATION Application No: 3/2020/0462

from

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning application site
Megitta House
Kenyon Lane
Dinckley
BB6 8AN

24th July 2020

Dear Mr Kilmartin

Although my address shows that I live in [REDACTED] I have a keen interest in this site as [REDACTED] is my father's home. I lived for three months during lockdown at [REDACTED] and I visit often. I also put in an offer in June to purchase [REDACTED] further along Kenyon Lane, I have withdrawn my offer due to a potential public car park.

My queries are as follows:

A 'public' car park on a private site. The proposed car park shows no car parking meters. It seems odd to build a public car park with no meters therefore no income for the owner. I would like clarification between a public and private car park.

My bedroom at my fathers looks onto Kenyon Lane and there are only a few up to six cars usually on nice days. With the exception of this summer on the release of lockdown and a hot day one weekend and I remember counting 13 cars. Why does the proposal ask for 62 car parking spaces, it seems out of proportion.

I would argue preparations for change of use has already begun. Trees have been felled.

If the applicant is really concerned about cars on Kenyon Lane surely the applicant would discuss it at a Parish Meeting.

The proposal says it is grass reinforcement cellular paving on entry to the car park. What is the material of the car park?

There is so no consideration to plant new trees or shrubs within the car park to soften the environmental impact.

An increase in traffic attracting this many cars, will increase noise, litter, loitering. Privacy for Greenhurst Cottages as the **many** new visitors to Dinckley walking past will be seriously compromised. (hence my offer withdrawal)

Walkers come to Dinckley to enjoy the peaceful countryside. During lockdown the increased visitors on the hot days saw an increase in litter that was very sad to witness, and people walking by with loud music. Allowing 62 car parking spaces will only allow this to happen more often.

The safety of this junction where it is proposed is problematic, already tractors come at great speed to the junction from Moorgate Lane and also cars travel along Kenyon Lane past Moorgate Lane it is difficult to see the traffic.

Lastly I am suspicious of this proposal, is the council wanting to promote the area as a Tourism destination? Is the proposal anything to do with the Wigwam Holiday company? There is already suspicious behaviour at a corner of land at the bottom of [REDACTED] close to the road, opposite Megitta House, concrete foundations have been laid on an allotment site?

Thank you for taking my Objection and I hope to get an email of receipt.

--

Kind Regards

3 received from same address

RECEIVED BY	
CHIEF EXECUTIVE	
04 AUG 2020	4 AUG 2020
FOR THE ATTENTION OF	


30 July 2020

Dear Sirs,

FAO 

RE: MR MICHAEL HANSON : PLANNING APPLICATION NUMBER 3/2020/0462, CAR PARK IN FIELD AT MEGITTA HOUSE DINCKLEY BB68AN.

I am writing to object most strongly to the above application on the following grounds:-

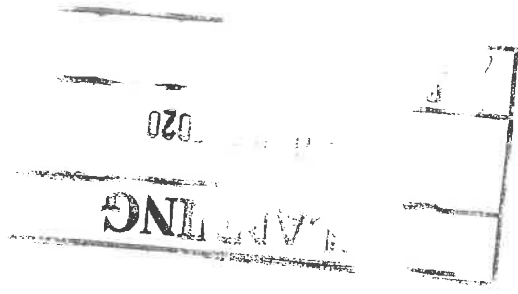
1. The Applicant appears to have extended his garden area without obtaining planning permission so that his Application is effectively on agricultural land and, as such, constitutes urbanisation of the countryside which would be unsustainable and result in harm to its character and appearance generally, contrary to Policies DMH5, DMG1, DME2, and Key Statement EN2 of The Adopted Ribble Valley Core Strategy. Please see the attached Land Registry filed plan showing the true garden curtilage of his property, arrowed red and edged black.
2. Referring also to the above plan it can be seen the car park would drive right through the site of a Roman Road and would destroy this historic site.
3. The Applicant has, in the recent past, disclosed plans to local residents showing 30+ Chalets on his land and/or a bungalow with stables and it is felt this Application is just the start of him trying to further develop his land in this way with two parking spaces for each chalet.
4. There is no local need for a large public car park here. Visitors to the area are more than adequately catered for at the nearby Marles Wood car park and down Kenyon Lane itself which has just been widened and resurfaced to a high standard and provides parking for up to 20 cars. Parking availability here has been more than sufficient for the past 30 years or so that I have lived in Dinckley and coped more than adequately during the recent very hot spell when there were very many visitors just after Covid lockdown ended which was a one off situation in any event. It is simply not true to say in the Design Statement that there is illegal parking on Kenyon Lane and frequent closure of it. In my 30 years in Dinckley I have never known it closed other than briefly when a new bridge was delivered to the River Ribble and recently when the road was resurfaced. I understand LCC will be putting better and clearer signs in place to make sure cars do not obstruct the junction which has occasionally made it awkward to turn and that is all that is needed.
5. There is only a very brief Planning and Design Statement with the Application which lacks detail and content. It is not known how the car park would be managed and policed, how litter would be dealt with, how it would be properly drained as the land here is clay based, whether it would be lit, and whether closed at times etc. Its access is on a dangerous part of Kenyon Lane next to an Electricity Substation with a blind junction nearby creating a huge safety risk to residents, their children and walkers/visitors generally. There is no consideration for the character of the area, conservation, landscaping and general management.
6. Just as currently happens at the nearby Marles Wood car park, this development would attract undesirables, drug dealers, youngsters partying and drinking, create a general nuisance and considerable noise, disturbing this peaceful country area resulting in a lack of privacy and safety for residents and their families.
7. The car park would disturb wildlife in the area and may cause light pollution. There are many quite rare species in the locality including deer, bats, owls, buzzards and curlew to name just a few. In preparation for this application the applicant has widened his access

from Kenyon Lane, cut down trees and approximately two months ago cut down some 150 yards of very high hedging at the height of the bird nesting season contrary to accepted policies.

8. The scale and appearance of this planned development is out of all proportion to the requirements and character of the area which are adequately catered for on Kenyon Lane itself. It would serve no purpose and is seen as an out and out money making exercise by the Applicant leading no doubt to further Applications in the future to try to develop his chalet idea or other plans at the expense of a beautiful and tranquil part of the Ribble Valley.

Yours faithfully,





5 August 2020

Mr Stephen Kilmartin
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 RA

RECEIVED BY
CHIEF EXECUTIVE

10 AUG 2020

FAO	
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Dear Mr Kilmartin

Re: Planning Application 3/2020/0462, Land Adjoining Megitta House, Kenyon Lane, Dinckley, BB6 8AN, Registered 21 July 2020.

Although the above planning application does not have a direct affect on me I was horrified that, as a resident of Dinckley for over forty years, once again, a planning application had been submitted that will potentially damage what was once a lovely peaceful rural area.

My main reason for objecting to the above is the impact it will have on the trees, wildflowers and wildlife. This field has long been a haven for all types of wildlife including deer, hares, hedgehogs, and various insects that collected pollen from the wildflowers. There were also some lovely mature trees that sadly have already been removed. What will replace this will be a barren area that will probably be a white elephant.

Because the site is secluded I am also very concerned about a potential litter problem in that this will be a privately owned car park which, unless the owner is prepared to take responsibility, could become a dumping ground for all types of waste including human waste because obviously there are no toilet facilities in the vicinity including the river bank itself.

The river area from Marles Wood to the Suspension Bridge is already overcrowded in good weather and many of the visitors are young people who do not own cars so obviously will not use the car park and sadly there is already a certain amount of unsociable behaviour which is likely to increase if more people are encouraged to visit.

That being said I think that it is unlikely that visitors will use a pay and display car park when there is free parking on Kenyon Lane, Ribchester Road and Marles Wood hence my reason for saying that this is potentially a white elephant. I am very much aware that parking on Kenyon Lane can be a problem and has been during lockdown but I think that a car park is unlikely to solve the problem and, as stated previously, will totally destroy what was a beautiful rural field.

If planning permission is granted I suspect that there is a very real risk that the car park will be used at night (again as per Marles Wood) for a variety of unsociable activities and this will be extremely disruptive and unpleasant for residents in the vicinity.

All in all this application is totally unacceptable and planning permission should not be granted.

Yours sincerely

A large, dark, irregular blacked-out area that completely obscures the signature and any text that might have been present below it.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

3 August 2020

Dear Stephen Kilmartin

Ref; 3/2020/0462

Applicant: Mr M Hanson

Planning Application No: 3/2020/0462

Grid ref: 368750 435883

Proposal: Change of use of land to public carpark

Location: Land adjoining Megitta House Kenyon Lane Langho BB6 8AN

We are in receipt of your letter dated 21 July 2020 in respect of the above planning application.

Please accept this letter as our objections to the above application for the following reasons.

Firstly it is disingenuous to suggest that this application relates to Langho as is shown in the address of the site in the application. The site is right in the centre of Dinckley.

There is no ecology survey with the planning application. Your core strategy is clear that tourist 'accommodation' should not be at the expense of harm being caused to the natural environment.

This site is home to deer and pheasants, there are bats in the vicinity together with badgers, foxes, hares, and hedgehogs. There is a stream and pond bordering this site. There is no survey to detail nature conservation and how this may be achieved.

The tree survey is out of date and shows plans for a residence on the site of the car park in this application.

The course of the Roman Road is mapped to run across the centre of the proposed car park but it is not mentioned in the application, neither is there an archaeological survey which deals with any local interest.

There is a lack of information needed to properly determine the application. The design statement is sparse in its detail but refers in paragraph two entitled

USE: - "The car park will alleviate illegal parking on Kenyon Lane and the frequent closure of Kenyon Lane and damage to vehicles parking on Kenyon Lane."

There are no parking restrictions on Kenyon Lane.

This statement is false.

It has been confirmed to me in an email dated 6 August 2020 from Mike Doran, Engineer Highways Developer Support, Highways and Transport, Lancashire County Council:

1. Reference Lancashire County Council highway records would seem to imply that there are no parking restrictions on Kenyon Lane.

2. Lancashire County Council do not hold records of the periods of time that Kenyon lane public highway may have been closed for extended periods of time. While it may have been necessary to close the carriageway on a temporary basis such as to allow the council to carry out highway maintenance work or transport of an oversized load such as "Dinckley footbridge" components to site. I would emphasise that on all occasions public access to residential properties on Kenyon Lane would have been maintained.

Kenyon Lane has been closed to the public rarely in the last 33 years that I know of, once to enable the very large crane to access the site to install the new bridge and again recently to enable resurfacing after damage caused by vehicles installing the new Dinckley footbridge . On neither occasion was the road closed to residents.

I am unaware of any damage to parked vehicles but in any event how can the applicant ensure that no damage to vehicles is caused on a car park.

This land was cleared of hedges during the nesting season which runs from March to August. In fact the works commenced in April 2020 without any regard for wildlife.

Mature trees were butchered unnecessarily and without thought or care, using a digger with an attachment similar to a rock breaker. Photos 1 &2 attached

A large fire to dispose of the debris was lit during the lockdown period when fires were discouraged due to the nature of Covid-19 symptoms. This fire burned for many days and nights, augmented with pallets, with total disregard for the residents and their property.

Dinckley does not need a car park.

Dinckley is an agricultural and rural residential area with little development in the immediate vicinity. The impact on Dinckley if this development is allowed to take place would be to totally destroy the landscape and the rural nature of the place.

People enjoy visiting to walk beside the fields and trees and visit the river and new bridge.

People have been visiting and walking in this area for over 100 years. There has never been the demand for a car park.

The location of the site in the centre of Dinckley would affect a large number of residents. The extra traffic and type of visitors that this car park may encourage would not be appropriate in this location.

There is a car park at Marles Wood which serves the walk to the river and new bridge and is safe to use during the day.

Marles Wood car park has been a constant source of anti-social behaviour in the evenings and night time with gangs of youths congregating, drug taking and supply, dogging, noise and littering. The police and countryside warden are regular attendees, in their official capacity, and have recently taken steps to discourage this unwanted, antisocial behaviour.

This site off Kenyon Lane is partially hidden which may encourage anti-social behaviour at all times of day and night similar to that experienced at Marles Wood car park. The intention to 'obscure' the car park with gates, fencing and hedges will only add to the opportunity to misuse the area.

The access to this site is poor, it is just beyond where the lane narrows and just before an S bend meaning that residents driving in the direction of Ribchester Road, have restricted vision. See photographs attached, numbered 3 to 9.

This site off Kenyon Lane is not screened sufficiently to protect residents from noise and anti-social behaviour.

Walkers normally park their vehicles in Kenyon Lane, usually no more than 6 cars during the day, exceptions being Mother's day and Easter Sunday and occasional days in the school holidays.

There were a lot of cars parked on Kenyon Lane during 'lockdown' but that is not normal. People who were defying the Government's instructions to stay at home were given notices by the police. Since the 'lockdown' has been lifted we are down to the usual number of vehicles parked on the lane.

If 62 cars park that is potentially 250 people at one time. Over a day that could be many hundreds. I have never in the 33 years I have lived in Kenyon Lane seen anything approaching 62 cars wanting to park here at the same time.

The potential increase in motor vehicles would be harmful to the open and undeveloped character of the application site in particular and Dinckley in general.

There are no facilities in Dinckley for visitors other than country walks and pleasant scenery to admire. There are no pavements, no street lights, no shops, no pubs, no cafes or restaurants.

The intended site has been the garden to Megitta house, and the bungalow which was previously on this site, for over 30 years to my knowledge. During this time it has never been grazed or cut for fodder or used for any agricultural purpose. It would be false to allege that this is diversification of agricultural land. Neither has it provided an income during this time.

The applicant states that this is to be a public car park. How can it be a privately owned public car park?

Will there be a charge for the use of the car park? I note in recently delivered documents that there is to be 'payment post' and barriers.

Does the applicant anticipate that he will receive the monies, and if so what will his responsibilities and liabilities be?

Will caravans and camper vans be allowed on this car park?

Will overnight stays be allowed?

How will the car park be supervised and policed, considering that this is private land?

Is there to be lighting on this site? If so it will destroy the dark skies that we enjoy in Dinckley, with the opportunities that affords.

There is no toilet facility.

There are no facilities for waste.

We believe that this application is a prelude to the landowner's boast to put 30 lodges on his land and to make what is now Megitta House, a residential property, into a 'club house' and bar. The applicant has not had the courtesy to inform residents of his future plans but has been freely showing his plans, in the pub at Old Langho, to anyone who will listen

How long will it be before there is an application for change of use to facilitate his intended development, and how does any of this intended development, including the car park fit in with RVBC policy for rural areas bordering the Forest of Bowland area of outstanding natural beauty?

The local plan at Chapter 2 Aims and Objectives states

1. To safeguard all open land from unnecessary development.
6. To safeguard the peace and quiet of the countryside.

11. To maintain and enhance hedgerows.

12. To direct development in a way that minimises the use of private car transport.

This project would appear to be contrary to the aims and objectives demanded by the local plan.

This whole project is unnecessary and unwanted in this location and for the reasons we have given we strongly object to permission being granted for this application for a public car park at this location.

Yours sincerely

A thick black horizontal bar redacting the signature of the sender.

Photos 1 and 2 Site of application



Photos 3 and 4 Junction of Kenyon Lane and Moorgate Lane, and proximity of Electricity sub station



Photos 5,6,7 Showing S bend driving towards the river.



Photos 8, 9, Showing S bend driving towards Ribchester Road.



Lynne Calver

From: webmaster@ribblevalley.gov.uk
Sent: 22 July 2020 11:41
To: Planning
Subject: Form completion: Planning Application Comments Form

Follow Up Flag: Follow up
Flag Status: Flagged

FORM DETAILS

Web Ref No: 21135
Form: Planning Application Comments Form
Completed: 22/07/2020 11:40:30
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [REDACTED]
LastName: [REDACTED]
firstName: [REDACTED]
numberName: [REDACTED]
postAddress: [REDACTED]
postCode: [REDACTED]
refNo: 3/2020/0462
addDev: Megitta House Kenyon Lane Langho Blackburn BB6 8AN

comments: Im very worried about this application due to the issues currently down at the Marles Wood Car park with people hanging around and intimidating people when walking past. I also don't think this is in keeping with the lane and will cause mass disruption to the residents on Kenyon Lane. I also dont understand why we need another car park as the river already has the Marles Wood car park to use for walkers. I would strongly object to this planning application

Lynne Calver

From: [REDACTED] >
Sent: 23 July 2020 13:20
To: Planning
Cc: [REDACTED]
Subject: FAO Stephen Kilmartin

Ref: Mr M Hanson Planning Application No: 3/2020/0462; Kenyon Lane, Dinckley, BB6.

Responder: [REDACTED]

23/07/2020

Dear Mr Kilmartin

I am advised that you are the correct point of contact in reference to the application to build this car park on Kenyon Lane. The proposal is one to which I am strongly opposed and I have had a two hour conversation with Mr. Hanson (the applicant) in which I was happy to express my disapproval and to listen to his argument; all of which, I believe, was conducted in an open and constructive way on both sides.

My principal concern is my own experiences of the car park at Marles Wood – a short distance from the proposed new additional (and unnecessary) car park. I find myself picking up a huge amount of litter in that place – often strategically located very close to the bins provided. This litter contains much drugs paraphernalia alongside plenty of other anti-social materials. It also includes disposable B-B-Q's and, latterly, PPE. The situation has certainly deteriorated during lock-down but is not unique to this period. This local car-park supports anti-social behaviour and attracts those (particularly young men in small hatchbacks that are driven sharply) who wish to avoid general scrutiny. Dinckley needs another like it needs a hole in the head.

A counter argument is made that the lack of a car park along Kenyon Lane means that people park on Kenyon Lane and that this causes obstruction. I walk daily down Kenyon Lane and very rarely see more than two or three cars parked there. It is probably true that on hot bank-holiday weekends (a rarity in these parts) that numbers spike upwards but that is an occasional rather than a chronic situation. This morning at 10:00 AM there was a grand total of ZERO cars parked on Kenyon Lane. This is hardly a problem that needs addressing with a 62 space car park! The notion borders absurd.

Latterly, I have listened in person to our MP waxing lyrical about the Ribble Valley being “the happiest place in the UK”. These surveys (this one was in the Guardian) are two-a-penny and, no doubt, the next one will allocate the accolade to someone else. However, the point is that people responded positively to that survey from this region for a reason and that reason had an awful lot to do with the natural beauty and tranquility of the place as well as the various amenities on offer. It serves us all well if we resolve not to destroy the thing that we love.

The question therefore should be “does a 62 space concreted car park placed over a pleasant green field add or detract from that beauty and amenity”?

I'm pretty convinced that I know the correct answer to that question. I wonder if you do?

Rgds

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] is registered in England & Wales, Registration No. [REDACTED] with registered offices at [REDACTED]

This e-mail is confidential and is intended for the use of the addressee only. If you are not the intended recipient, you are hereby notified that any use or dissemination of this communication or any part of it is strictly prohibited. If you receive this transmission in error, please notify [REDACTED] immediately using the contact details above and then delete this e-mail. Please note that e-mail may be susceptible to data corruption, interception and unauthorised amendment. [REDACTED] does not accept any liability for any such corruption, interception, amendment or the consequences thereof.

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 30 June 2020 10:28
To: Planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 20864
Form: Planning Application Comments Form
Completed: 30/06/2020 10:27:59
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [REDACTED]
LastName: [REDACTED]
firstName: [REDACTED]
numberName: [REDACTED]
postAddress: [REDACTED]
postCode: [REDACTED]
refNo: Application 3/2020/0462
addDev: Megitta House - Kenyon Lane Planning Application - Site Layout for a Car Park
comments: Great. Another drugs and litter site following the startling success of the Marles Wood litter, BBQ and Marijuana facility. Just what we all need. What a great idea...! Please prevent this.

[Redacted]

Reference: Mr M Hanson
Megitta House
Kenyon Lane
Dinckley
BB6 8AN

Planning #: 3/2020/0462 Public Car Park

Dear Mr. Kilmartin,

I am writing to add my name to those expressing concern about the new proposed car park on Kenyon Lane. Alongside many other residents of Dinckley, I am at a loss to understand what this is all about. There is quite clearly very little casual parking along Kenyon Lane at present – I am hard pressed to find more than a couple of cars parked there at any time of day even in these summer months. Moreover, there is a perfectly serviceable existing car park at Marls Wood within a short distance of the proposed new facility.

I can say that whilst most of the residents here appear to be annoyed and dismayed by this proposal; it is also true that most are genuinely mystified. People here are really scratching their heads as to what this is all about and genuine resentment can be detected amongst the residents. To put it bluntly – the plan seems to be gratuitous and without any community merit of any sort.

I hope that you will see fit to reject this application.

Sincerely

[Redacted Signature]



Dear Mr Kilmartin,

With regard to Application No 3/2020/0462 Megitta house, Kenyon lane, Dinckley parish

I would like to object to the above planning application.

The reason for my objections to the application is I feel it's the most unfathomable application ever put forward, since moving to the parish. This application addresses an issue which does not exist, to provide chargeable parking for 62 cars which has never been required.

Keyon Lane has always been FREEE for parking, and never fully utilised up to Ribchester road. I would like also to point out that there are no parking limits or infringements on Kenyon lane as the applicant has claimed.

Marles Wood Car Park which is the usual parking area for walking to the River at Dinckley, should people wish to park off the road, is FREE and I have never noticed parking on the roadside due to a full car park, except in the unusual circumstances during lockdown due to Covid19.

With all the free parking, I would like to know why people would choose to pay. People don't choose to pay when they don't have too.

Also, the applicant has classed the area he wishes to provide this parking as Garden on the Planning Application. I believe its classed as open countryside (Agricultural Land), which requires protection, and it would require substantial hard standing in areas to support parking equating to a great loss of greenery.

As an enterprise, the costs, and lack of income from parking tariffs and lack of requirement, don't make any sense for this application.

The applicant has made no provision in the application for enforcement of parking tariffs, management of the site when at his other residence and is unclear on the opening times of the facility, no rubbish, litter picking acknowledgment or a refuse collection, (a contract to take away litter with RVBC costing around £800pa)

Socially this application is a disaster to the Parish. Marles Wood Car Park which is council owned, attracts fast cars along Ribchester Road with youths on route to Marles Wood. Complaints have been made to the RVBC with regards to speeding, anti-social behaviour, strong smells of marijuana drifting across the parking area, huge litter issues and loud music, plus reported sexual activity. The LCC have cut bushes back for police to help patrol for these reasons.

This Application brings these issues to a residential area, which to address, would require the applicant to deal with being Privately owned. So, any complaints may have to be done in legal manner, where police & council powers are limited. We would have to bring this to the applicant's attention and it would all cause unnecessary, unwanted stress and strain on relationships.

I personally have two large dogs, which I walk twice daily around the area on a circular walk at various times, I witness more than most what activity in the Parish, never seeing the need for this proposal and the negative impact this would have on the area.

The Parish, has had eight months plus of disruption for the replacement of the Bridge at Dinckley, with excess of eight hundred heavy vehicles passing down Kenyon lane. This destroyed the road, and the LCC has just gone to great cost to replace the road, this application would require more heavy trucks to firm up the land for this application

The applicant has his house for sale in the last couple of years and did not get a sale. He has openly discussed other ways of making use of his land surrounding the curtilage of his property, from possibly building another house and applying for up to 32 Lodges.

I hope you take into account my personal views, for the benefit of the parish, in your decision, but I believe would have a massive negative affect on the local environment for residents and wildlife and for this reason would ask that the application not to be granted.

Your sincerely

A thick black horizontal line used to redact the signature of the sender.

Stephen Kilmartin

From: [REDACTED]
Sent: 28 July 2020 12:06
To: Stephen Kilmartin
Subject: FW: Proposed new car park, Dinckley

Dear Stephen,

Please find attached email for redacting.

Kind Regards
[REDACTED]

[REDACTED] | PA to the Director of Community Services Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA
T: 01282 411111 | E: [REDACTED] | W: www.ribblevalley.gov.uk

-----Original Message-----

From: Planning
Sent: 27 July 2020 11:56
To: [REDACTED]
Subject: FW: Proposed new car park, Dinckley

[REDACTED]
PA – Chief Executive

-----Original Message-----

From: [REDACTED]
Sent: 25 July 2020 12:48
To: Planning <planning@ribblevalley.gov.uk>
Subject: Proposed new car park, Dinckley

FAO. Stephen Kilmartin
Planning Application. 3/2020/0462
July 26th 2020

Dear Sirs,

I write in response to the above application and now formally submit my objection to the car park proposal. Please consider the following issues raised by me, a resident of Dinckley for the past 22 years and regular user of Kenyon Lane.

Is there a need for this facility?

At weekends and in good weather there has always been sufficient space to park on the upper section of Kenyon Lane. This is immediately prior to the proposed parking area which is situated almost immediately at the junction with Moorgate Lane, on the section which is then single track. This also represents, by the very nature of the small lane, very limited visibility.

At the Peak of the Covid Lockdown there was only a momentary excess of vehicles.

This is no longer the case.

I have a photographic log, taken over the last weeks, in various weather conditions and at random times. You will see from this the lack of a formal parking need.

I would also request that you consider the availability of the municipal car park at Marles Wood. This is situated on Ribchester Road, right from Kenyon Lane approximately 1300 yards away, 2 minutes by car. This is purpose built, has access to the river, is free of charge and has been there over 22 years. Apart from the exceptional Covid situation I have never seen it more than half full. This is based on the fact that over the years I have been there almost daily.

Immediately next to the proposed development is a functioning Electric Sub Station.

This is a vital piece of Dinckley infrastructure.

The natural Water Table.

The proposed area has recently been cleared of various trees and bushes. All of which would have used the natural supply of water. This has now gone.

Any hard standing would further interfere with natural consumption given also that the River Ribble is close by and lies downhill. This could only place an increased burden on that river which at times is in full flood. You may access the plentiful evidence of this from your records.

The Wildlife

Having spoken of the impact from a drainage perspective it must be pointed out that the wildlife in this area must also be protected. Any development would be detrimental to them. As a resident I would, on their behalf, strongly oppose any further destruction of their natural habitats.

Dominance.

The development would certainly be very dominant upon this rural area and not in keeping in any way, it would be overpowering, destroying the unique countryside all around.

I now formally object to this application.

Yours faithfully,

A block of text that has been completely redacted with black ink, obscuring the signature of the sender.

Sent from my iPad

From: [REDACTED]
Subject: Application 3/2020/0462 Magitta House, Kenyon Lane, Dinckley,
proposed Car Park
Date: 23 Jul 2020 at 07:11:25
To: planning@ribblevalley.gov.uk

FAO Stephen Kilmartin
Application 3/2020/0462

23rd. July 2020

Dear Sirs,

In response to the above application to install a new Car Park on the junction of Kenyon Lane and Moorgate Lane, Megitta House, Dinckley we would request that you carefully consider the following points which I raise in my objection to this.

This area opens onto a single track public road almost immediately on the junction with Moorgate Lane. The sight of this would be very dominant.

Next to the proposed access is a fully functioning electric sub station. This is a vital service to the Dinckley residents.

The proposed area has very recently been cleared of bushes and trees. Local wildlife must be considered now.

Detrimental impact on natural drainage and the existing water table. We are close to the River Ribble.

Is there a need for this facility? I have photographic evidence, times and dates shown

when taken recently. Even at weekends and in good weather there is more than sufficient room to park on the upper section of Kenyon Lane. At the peak of Covid Lockdown combined with hot weather there was only a momentary excess of vehicles in the area. This is no longer the case and nor has it been in the previous 21 years we have resided here.

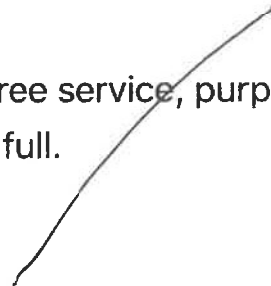
If you require my log of photographic evidence I will be happy to oblige.

I submit my objection to the proposal.

Yours faithfully,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Add marles wood facility nearby, services river area, free service, purpose built by council , apart from the Covid time never over half full.

A handwritten signature in black ink, consisting of a single, fluid, sweeping stroke that starts from the right side and curves downwards and to the left.

Received by post + email.

From: [Redacted]
Subject: Proposed new car park, Dinckley
Date: 25 Jul 2020 at 12:47:42
To: planning@ribblevalley.gov.uk

RECEIVED BY
CHIEF EXECUTIVE
28 JUL 2020

FAO [Redacted]

FAO. Stephen Kilmartin
Planning Application. 3/2020/0462
July 26th 2020

PLANNING
28 JUL 2020
FOR THE
ACTION

Dear Sirs,

I write in response to the above application and now formally submit my objection to the car park proposal.

Please consider the following issues raised by me, a resident of Dinckley for the past 22years and regular user of Kenyon Lane.

Is there a need for this facility?

At weekends and in good weather there has always been sufficient space to park on the upper section of Kenyon Lane. This is immediately prior to the proposed parking area which is situated almost immediately at the junction with Moorgate Lane, on the section which is then single track. This also represents, by the very nature of the small lane, very limited visibility.

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This is no longer the case.

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The natural Water Table.

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River Ribble is close by and lies downhill. This could only place an increased burden on that river which at times is in full flood. You may access the plentiful evidence of this from your records.

The Wildlife

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Dominance.

The development would certainly be very dominant upon this rural area and not in keeping in any way, it would be overpowering, destroying the unique countryside all around.

I now formally object to this application.

Yours faithfully,

[Redacted signature]

[Redacted line]

[Redacted line]

[Redacted line]

[Redacted line]

[Redacted line]

[Redacted line]

Sent from my iPad

Stephen Kilmartin

From: [REDACTED]
Sent: 23 July 2020 18:30
To: Stephen Kilmartin
Subject: Planning Application 3/2020/0462

Hi

We would like to submit the following in relation to the above planning application.

We feel strongly that there is sufficient provision for rubbish at the site as this has become a major issue in lock down so a bin regularly emptied at the car park would resolve this issue.

Thank you

[REDACTED]
[REDACTED]

Sent from Yahoo Mail on Android



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
10. August 2020

Page 1/1

Stephen Kilmartin
Ribblesdale Borough Council
Planning department

Reference : 3/2020/0462 Megitta House Kenyon Ln Dinckley BB6 8AN

Dear Mr Kilmartin,

We would like to point out that if the council are considering a car park, it stands to reason that people using it are to become pedestrians walking along the footpath on my land. **Shouldn't therefore we be a consultee?** I would have thought the planning department should be familiar with the residents effected by this planning application.

We wish to register our opposition to yet another attempt to change the character of Dinckley. This application is an attempt to subvert the nature of the land by using a proposed car park. Although experience a temporary increase in parked cars as the Council closed the Marles Wood car park, there are no more than a couple of cars ever in the area. Should we build car parks all over Dinckley?

The Marles Wood car park is on the main Ribchester road, has suitable single access and is remote from residential property averting noise problems. The Council find it near impossible to maintain it's standard, see the image from just last week. Why would we consider a privately owned car park in this most unsuitable area?

I do not believe the Ribblesdale plan in any way supports this proposal. But then again what as residents do we know. The decision to allow our quite hamlet to be destroyed by the Wigwam development means the planning department may consider a crack den and brothel to be in keeping with the area.

You may detect our utter disdain for the decisions. None of the application approved or advised are adhered to or policed anyway, so you may as well recommend a car park, and let it become a used tyre store, with a 40-foot chimney as you have allowed in the parish in the last five years.

Sincerely yours,

[REDACTED]

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 30 June 2020 09:13
To: Planning
Subject: Form completion: Planning Application Comments Form

Categories: Purple Category

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

FORM DETAILS

Web Ref No: 20858
Form: Planning Application Comments Form
Completed: 30/06/2020 09:13:00
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [REDACTED]
LastName: [REDACTED]
firstName: [REDACTED]
numberName: [REDACTED]
postAddress: [REDACTED]
postCode: [REDACTED]
refNo: 3/2020/0462
addDev: Megitta House Kenyon Lane Dinckley
comments: As an immediate neighbour I am very concerned that I have not received any notification letter.

Also recieved by post
11th Aug 2020



Your ref 3/2020/0462

8th August 2020

Application for change of use of land to public car park - Dinckley

Dear Mr Kilmartin,

Further to your letter of 21st July, I would be obliged if, when appraising the formal planning aspects of this application, you would also take into account the concomitant points I set out in this correspondence, some of which you may not be aware, that highlight the impact on our local environment and/or discredit the need for such a development.

Initially I refer to the 3 items rationale of the applicant's proposal as referred to in his statement:

Alleviate illegal parking

The claim that cars park illegally on Kenyon Lane is fallacious, there are no legal parking restrictions. Drivers parking there do so legitimately and safely and have done so throughout my residence in Dinckley.

Alleviate the frequent closure of Kenyon Lane

The claim that Kenyon Lane suffers from frequent closure is also false and hopes to deceive a scrutinising Planning Officer. In the 37 years I have lived off Kenyon Lane, the lane has been closed only once and then only as part of the contract for the very recent major reconstruction of the footbridge over the River Ribble that included the resurfacing of Kenyon Lane due to the inevitable damage caused by the sustained passage of the contractors' heavy vehicles.

Alleviate damage to vehicles parking on Kenyon Lane

This is a trumped-up claim and I challenge the applicant to provide any credible evidence for any car parked on Kenyon Lane that has suffered damage as a result of being parked there.

Personal Comments in support of objection to proposed car park

Existing car parking

- Notwithstanding the long term practice of visitors to Dinckley parking their vehicles on Kenyon Lane without incident, following completion of the rebuilding of the Dinckley footbridge, Kenyon Lane has undergone major resurfacing resulting in substantial widening of the lane thereby reinforcing the lane's ability to accommodate safe vehicle parking.
- In the 37 years I have lived adjacent to Kenyon lane there has not been any issue with the parking of cars. Parking on Kenyon Lane is generally very light (see enclosed diary of parking) and has always provided adequate parking for visitors. Never has there been a time when visitors were unable to park and had to resort to the top road. Sundays during nice weather would be the busiest time when perhaps 12 to 15 cars may be seen but those occasions are rare and normally only a small handful of dog walkers' vehicles would be present.
- There is no doubt that visitors to the area would continue to park on Kenyon Lane quite safely, especially if they have to pay a commercial company's charges (unless the authorities forced drivers on to the car park by the unthinkable measure of introducing town-style double yellow lines into this rural environment, in which case the damage to our locale aesthetic would be profound).

Environmental

- There will be an adverse impact on the habitat of local wildlife by the inevitable destruction of plant life, ground cover, shrubbery, thicket, briar patches and more. In particular, vital potential nesting sites and natural protection for our declining hedgehogs would be lost.
- Abuse by litter louts is a probable rather than a possible expectation, as proven by the constant littering and pollution at the nearby Marles Wood car park.

Security and unseemly behaviour

- The existing practice of parking on Kenyon Lane has the significant benefit of observance by the comings and goings of locals going about their day to day activities. Re-siting car parking (by whatever means) into a secluded hidden area as is proposed will inevitably attract car thieves (again, as in Marles Wood car park).
- Secluded car parks are known to be used by drug dealers, drug users and marred by other unseemly behaviour.

Summary

For the reasons outlined above and summarised below I object to this proposal.

- There is adequate current provision and no further or alternative provision is required.
- There would be a significant impact on local wildlife.
- There could be safety issues posed by criminal behaviour of drug dealers/users.
- It will be a venue for unseemly behaviour.
- There would inevitably be environmental issues e.g. profuse littering.
- There are real security issues posed by the activities of thieves.


Yours sincerely



Stephen Kilmartin

From: Planning
Sent: 10 August 2020 15:52
To: Stephen Kilmartin
Subject: FW: Planning application 3/2020/0462


PA – Chief Executive

From: 
Sent: 10 August 2020 14:44
To: Planning <planning@ribblevalley.gov.uk>
Subject: Planning application 3/2020/0462

FAO. Stephen Kilmartin

Planning Application. 3/2020/0462

Dear Sirs,

I write in response to the above application and now formally submit my objection to the car park proposal.

I have been a resident of Dinckley for the past 18 years and do not believe there is need for additional parking in the area as we have a public car park further down the road at Marles Wood which is very rarely full.

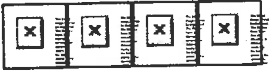
At the Peak of the Covid Lockdown there was only a momentary excess of vehicles, largely due to the public car park at Marles Wood being being closed by the council, since the reopening there has not been an issue with parking.

As you will see from the enclosed photos of Kenyon Lane taken at random times and days over the last few weeks there is no need for a further car park.

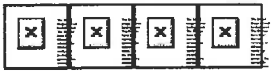
I am also concerned regarding the water table, the local wildlife and general disruption to the beautiful countryside, and hope you will take these issues into consideration.

Kind regards









Parking frequency on Kenyon Lane Dinckley

August	Time	Number of cars parked
Sat 1 st	10.00	1
	14.15	2
	17.10	1
	19.25	0
Sun 2 nd	08.30	1
	10.25	3
	12.00	5
	15.00	4
	18.15	1
Mon 3 rd	09.00	2
	11.00	0
	15.00	1
Tues 4 th	08.00	0
	10.00	3
	13.00	1
	18.00	0
Wed 5 th	08.00	0
	10.00	3
	13.00	2
	17.00	0
Thur 6 th	09.30	3
	11.15	0
	15.00	0
	17.00	0
Fri 7 th	09.30	1
	11.00	0
	15.00	0
	18.00	3


NB Some cars will be included in more than one of the times noted.

NB The majority are dog walkers who only park for a limited time.

Stephen Kilmartin

From: Planning
Sent: 10 August 2020 14:16
To: Stephen Kilmartin
Subject: FW: Planning Application 3/2020/0462


PA – Chief Executive

From: 
Sent: 10 August 2020 11:27
To: Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application 3/2020/0462


7th August 2020

Stephen Kilmartin
Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe

Sirs
Re Planning Application No: 3/2020/0462
Land adjacent to Megitta House Dinckley

We wish to register our objection to the above application.

The application is for a change of use from garden to public carpark. This area is not a garden but is a field which has always been used for amenity purposes ancillary to the house.

There is no ecology report. You need to be aware that a huge amount of tree clearance was undertaken by the applicant during the bird nesting season without any survey of nesting birds having been undertaken. Similarly there is an old established pond to the west of the field which the applicant had excavated in April again without any ecological survey having been undertaken.

The proposed development site straddles the route of a roman road and no archaeological survey information has been provided with the application. When the above mentioned tree and pond works were being undertaken I spoke with the applicant over our joint fence to try to establish his intentions. At this point he noticed the remains of a stone structure adjacent to the boundary. Within an hour the contractor excavated the stonework thus removing anything which may have been of interest. I realise this is not directly relevant to the proposal but is indicative of the cavalier attitude of the applicant.

The planning statement which accompanies the application is woefully inadequate and is inaccurate. The parking on Kenyon Lane is not illegal, there is no accident record and the lane has never been blocked by cars parked on it. There is a total absence of information regarding the financial viability of the proposal. There is a free carpark at the nearby Marles wood which almost always has spare spaces. Also there would continue to be free parking on Kenyon Lane. There is no plausible reason to expect people to pay to use a carpark in these circumstances. At most times there are very few cars parked on Kenyon Lane on Sundays this figure tends to increase but there is always space available. There is no justification nor reasonable expectation that 62 spaces would ever be utilised.

There is no information regarding the management of the facility. At Marles wood carpark there is a significant ongoing issue with litter, anti social behaviour and security. The applicant gives no information as to how these matters would be dealt with.

The report from LCC Highways requires that visibility splays of 2m X 40m are to provided . In our opinion this is inadequate as this road is not subject to any speed limits and vehicles travel on it at great speeds.

It is clear that the applicant has not demonstrated that there is any "need or benefit" for the proposed scheme. The lack of information provided in the planning statements leads us to conclude that the agent accepts there is no justification for the proposal.

In addition the proposed development is contrary to established planning policies and is not a suitable use of land in the countryside. The scheme would have a significantly adverse effect on the visual amenity of a very attractive area which is a popular and as a consequence would tend to deter visitors rather than attract them. Any increase in traffic which did occur would be a danger to residents and visitors and again would be detrimental to the locality.

We therefore urge you to reject the application as it is inadequate in the information provided, is contrary to policy and would have a serious detrimental effect on the locality and the many people who live and visit the area to enjoy an attractive tranquil environment.

Yours faithfully

A thick black horizontal bar redacting the signature of the sender.



DIRECTOR OF
RESOURCES
10 AUG 2020

Council Offices
Church Walk
Clitheroe
Lancashire, BB7 2RA

05/08/20

Dear Sir/Madam

Applicant: Mr M Hanson
Planning Application No: 3/2020/0462
Grid Ref: 368750 435883
Proposal: Change of use of land to public car park.
Location: Land adjoining Megitta House Kenyon Lane

PLANNING
11 AUG 2020
FOR THE
ATTENTION OF

We write in relation to the above proposed application and your letter dated 21st July 2020.

We note that this application is for a 24 hour public car park.

We strongly oppose this application and are concerned that a public car park at this location, which is in very close proximity to our property, will cause problems to us as local residents.

There is already a public car park in the area. On a number of occasions there have been late night gatherings at the car park which is clearly a concern to us as residents of this area.

We are concerned and worried that if there was a public car park at the proposed location this too could attract similar late-night gatherings. We feel that this would impact upon our safety. Who will monitor the car park and check what it is being used for?

As there is already a public car park we do not see the need for a further car park in the area. We feel that visitors to the area will be less likely to use this proposed car park as there will be a charge for parking whereas the current parking facilities are free of charge.

We are aware that Dinckley does attract visitors but we feel that the current parking is sufficient.

We feel that a car park at the proposed location is not in keep with the character of the area.

For the above reasons we strongly oppose this application.

Yours faithfully

A large black rectangular redaction box covering the signature and name of the sender.