

Date: 25th July 2020

Rebecca Bowers
Ribble Valley Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

PLANNING	
28 JUL 2020	
FOR THE ATTENTION OF	

RECEIVED BY
CHIEF EXECUTIVE
28 JUL 2020

FAO	
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Dear Mrs Bowers,

Re. Planning Application 3/2020/0513 – Change of use of land and erection of building for helicultural (snail breeding) together with 6 x 3 bedroom luxury log cabins to be used as holiday lets.

I am writing to you as the above planning application has only just been brought to my attention and I have studied the outline plans which has been submitted by Mr David Liversidge on behalf of Crusader EPRA and they concern me very much as he has outlined the boundary for the land to include the access track leading to the said field in question along with the land at the side up to the gateway and our apple trees which in fact belongs to me, my brother and step sister along with the adjacent field which was left to us in trust by our [REDACTED]. I have attached the boundary survey which was done when [REDACTED] and please be assured there has only ever been a right of way access allowed on the access track in question for agricultural use to the field and also agreed access for New House Farm which we also previously owned.

As you will see I have attached pictures of the single vehicle width track and the land to the left hand side of it which we will in the near future fence off if required leaving only the narrow track leading to the proposed development and I feel sure that the council will agree the entrance track will definitely not be adequate for the amount of traffic that the proposed plans will create.

I very much look forward to hearing from you regarding the above.

Yours sincerely,

[REDACTED]

[REDACTED]

16 Kirkfield
Chipping
Nr Preston
Lancashire
PR3 2GL



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Rebecca Bowers
direct line: 01200 414518
planning fax: 01200 414487
my ref: 3/2020/0513
your ref:
date: 16 July 2020

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425
Fax: 01200 414487
www.ribblevalley.gov.uk

Applicant: Crusader EPRA
Planning Application No: 3/2020/0513
Grid Ref: 364746 435518
Proposal: Change of use of land and erection of building for heliciculture (snail breeding) together with six log cabins to be used as holiday lets.
Location: Land at Preston Road Ribchester PR3 3XL

Dear Sir/Madam

An application for planning permission for the development above has been made to the council. The plans may be viewed online at the council website www.ribblevalley.gov.uk. You will not be able to view the plans at these offices until further notice due to current restrictions but should you have difficulty viewing online please call 01200 414490. Please be aware that the majority of planning applications are determined under the council's delegation scheme (viewable on the council's website) and not by the Planning and Development Committee.

Any representations you make about the proposal should be in writing and received within 21 DAYS of the date of this letter. Your letter will be recorded but there will be no formal acknowledgement. You may be able to speak at the Planning and Development Committee meeting that considers this application, for details of how to access information regarding dates of Committees please see overleaf. For further information on public participation please contact Owen Heap on 01200 414408. This must be done before 12 noon on the day of the meeting.

Under the provisions of the Local Government (Access to Information) Act 1985, any representations received will be available for inspection at any time during the application process. Such representations will also be placed before the Committee unless the application has been determined under delegated powers

As the Local Planning Authority, the council collects, processes and stores personal information about you in order to administer and assess planning applications, and to fulfil certain legal obligations with respect to planning. To find out more about how we process your data please refer to the council's privacy policy for planning https://www.ribblevalley.gov.uk/info/200390/data_protection_and_freedom_of_information/1517/data_protection/8. Please be aware your letter will be available to view on the planning file and will be published on our website in accordance with the Council's Privacy Policy for Planning as per the link above.

Yours faithfully

on behalf of
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

****HOUSEHOLDER APPLICATIONS** – In the event of an appeal against the decision of this Council on planning applications classified as Householder Applications or Minor Commercial Applications there will not be an opportunity to send any further written comment to The Planning Inspectorate.

RIBBLE VALLEY BOROUGH COUNCIL

For information regarding the Planning & Development Committee meeting cycle 2020/2021 please refer to website <https://www.ribblevalley.gov.uk>

NOTES

- You are advised to visit the Development Department to inspect the plans and fully assess the proposals. If you are unable to inspect the plans at the Council Offices plans may be available at the local Parish or Town Council.
- All applications are treated on their individual merits. If the application is a resubmission you WILL need to make new representation.
- Although all representations will be noted only material planning considerations are valid objections.

Examples of material considerations

- loss of light
- highway safety
- noise disturbance

Examples of non-material considerations

- loss of view
- devaluation of property



Road bank

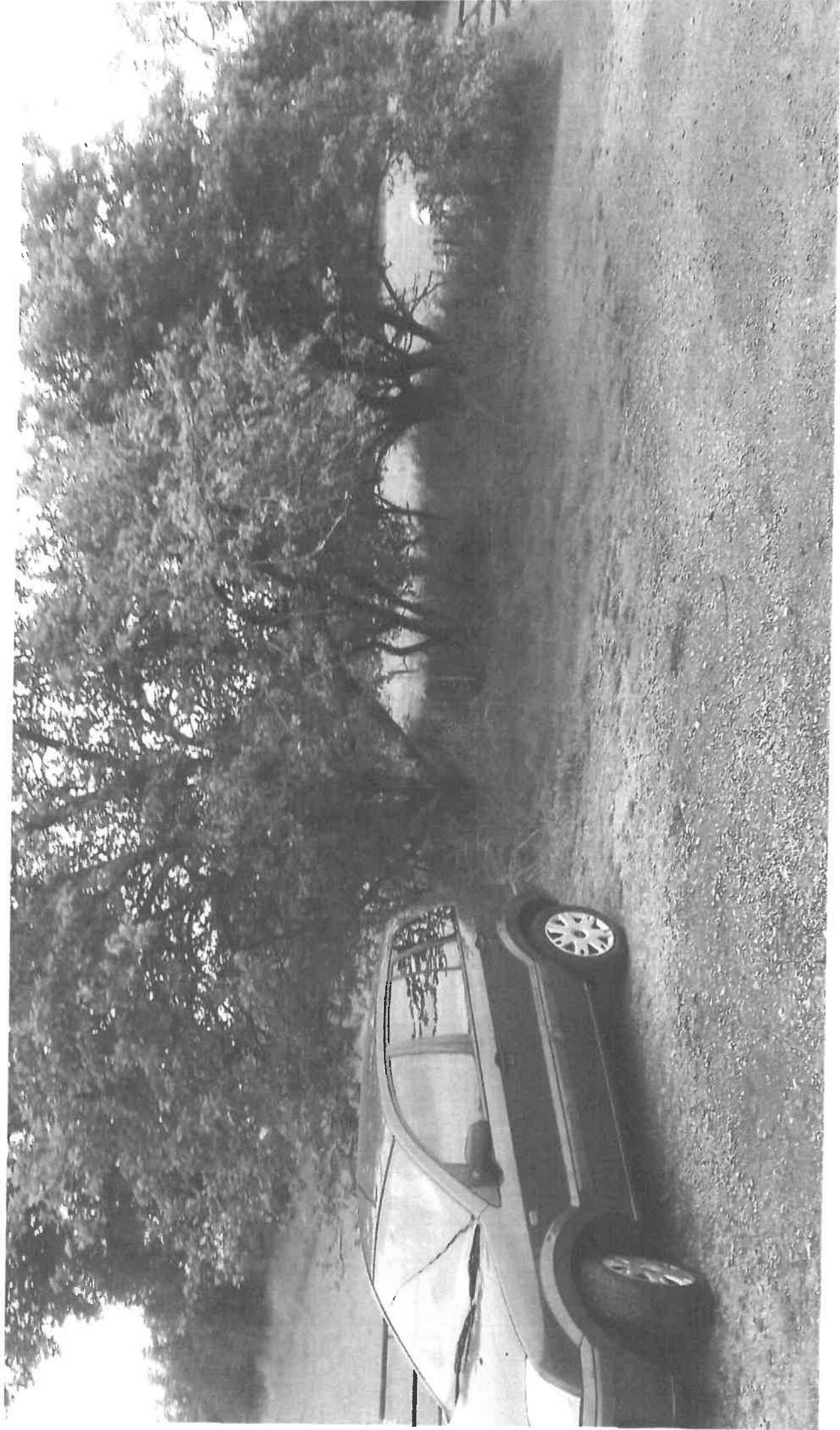
entra to held Proposer developr

singl track R

entranc to Main R



Hand to left hand side of road



Land to left hand side of road