

From: Billington and Langho Parish Clerk <blparishclerk@outlook.com>
Sent: 20 October 2020 18:56
To: Planning <planning@ribblevalley.gov.uk>
Subject: 3/2020/0568

Billington and Langho parish council wish to object to **3/2020/0568** for the following reasons.

Work is underway at the site.

- Work is already in hand, before the application has been passed, with machines on site, ground levelled and tree's felled.
- Change to design approved under application 3/2019/1002 to include upper floor store room with new windows in the north west gables. Resubmission of 3/2019/1002. THIS has already been carried out and is fully complete.

Loss of Green Space

This is the only green belt space and is crucial to the area. This application uses up a disproportional amount of the remaining green belt.

This development will dominate the skyline of the area.

Concerns were raised about the local footpaths that run through the area; these will be adversely affected by the application in particular the large obtrusive fences.

The development states that there are no wildlife habitats or biodiversity features affected by the development. The area has bats in the woodland and deer roam the area.

The site is in Open Countryside near the Green Belt. Development would not normally be allowed in such an area, unless there were exceptional planning reasons. The applicant has not supplied any exceptional planning justification.

The parish council would like to ask why this is being considered when even an agricultural building was refused on this site, under application 3/2009/0210.

The applicant in his Planning Statement outlines letters of pre-application advice sent to him by senior planning officers. There is little evidence that he has provided any of the evidence suggested by the officers to overcome basic objections to his proposal

As there is an adjacent stream to the proposal site, the parish would expect comprehensive drainage details as does L.C.C., but these are missing



This photo demonstrates the impact on the green belt space.

Relevance to the Area.

This application does not offer an amenity to the local area for local people. The development already has a café that is not used to capacity nor it seems the local resident.

The applicant's Transport Study refers not only to the proposed leisure development, but also to additional industrial and office proposals at the site. The parish do not understand why these office proposals are omitted, as they believe such plans should be included in the interests of proper planning. Their surprise is compounded by the reality that 4,500 sq. metres of apparently empty office space is owned by the applicant adjacent to the proposed leisure site.

The parish would also expect to see full technical details of the noise emitted by the proposed quad-bikes, as do Ribble Valley Environmental Health officers. The Council web-site acknowledges by its long list of consultees that many houses in two parishes may be within earshot of continual noise from the proposal site and this will naturally be worse at weekends, when more customers may be using the track, but more residents will be at home.

Traffic

Traffic to the site if approaching from the south or West will be directed down Whitehalgh Lane, an area already struggling with the volume of traffic. If travelling to the site from the east traffic will be directed down Snodworth Road, another road with issues of being unsuitable for the current volume of traffic. This development will add strain to the already overloaded area.

Last, but not least, the parish believes that some of the development requested should have been submitted as a request for an existing use certificate. The applicant has already cut down some trees, and built some roads and car parking near or on the proposal site. If RVBC should refuse this application, the parish would like RVBC to consider whether enforcement action is required in respect of any unpermitted engineering works.



Do these engineering works have RVBC permission



Clerk to Billington and Langho Parish Council

Rachel Greenwood, 40 Burnley Road, Haggate, Burnley. BB10 2JJ Tel 01282 425 305