

Bishops House  
Whitendale Road  
Dunsop Bridge  
Clitheroe  
BB7 3BL

Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

26th November 2020

For the attention of Adam Birkett

Dear Sir

Reference 3/2020/0667

Conversion and change of use of former fish hatchery building to 3 holiday let units, and creation of associated car park for 6 vehicles at the Witcher Well Fish Hatchery, Whitendale Road, Dunsop Bridge, BB7 3BL.

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of the above site.

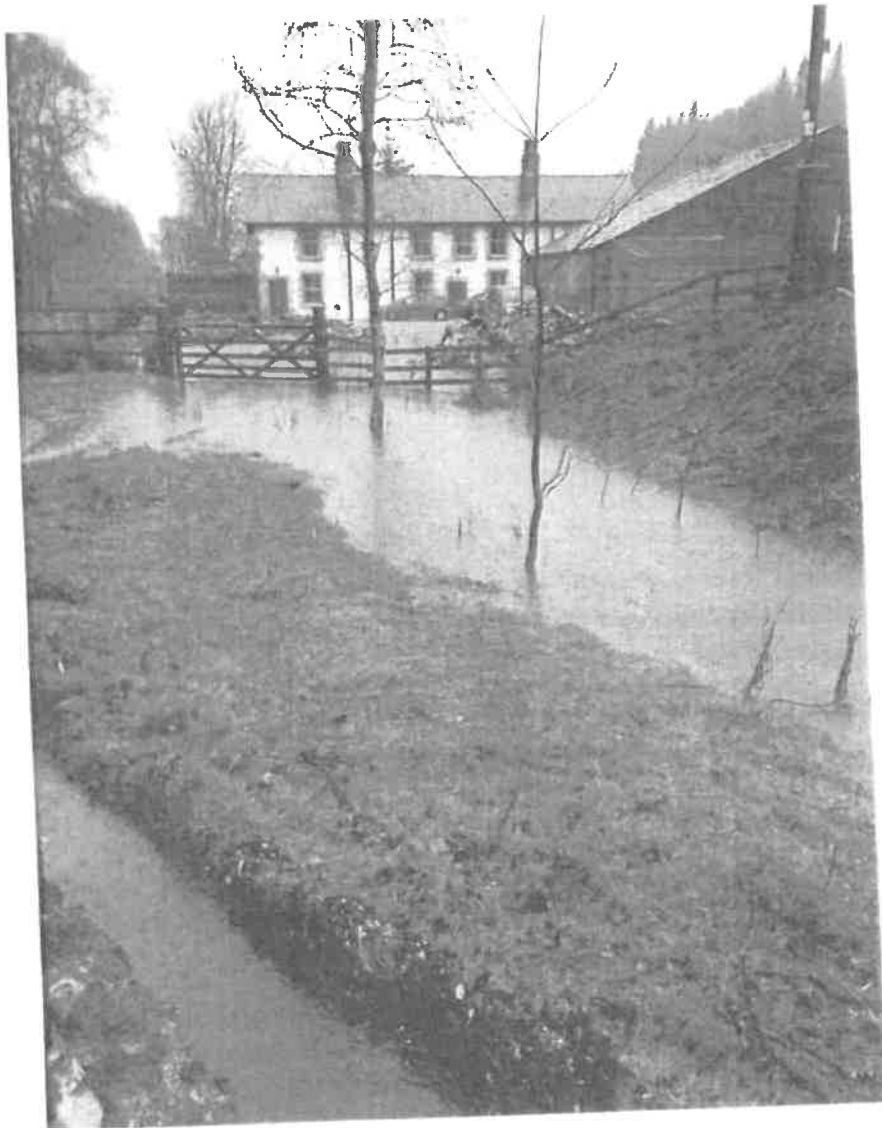
**Flood Risk**

The NPPF para 170 e) states that planning permission should not be granted if any new or existing development contributes or creates a risk from being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

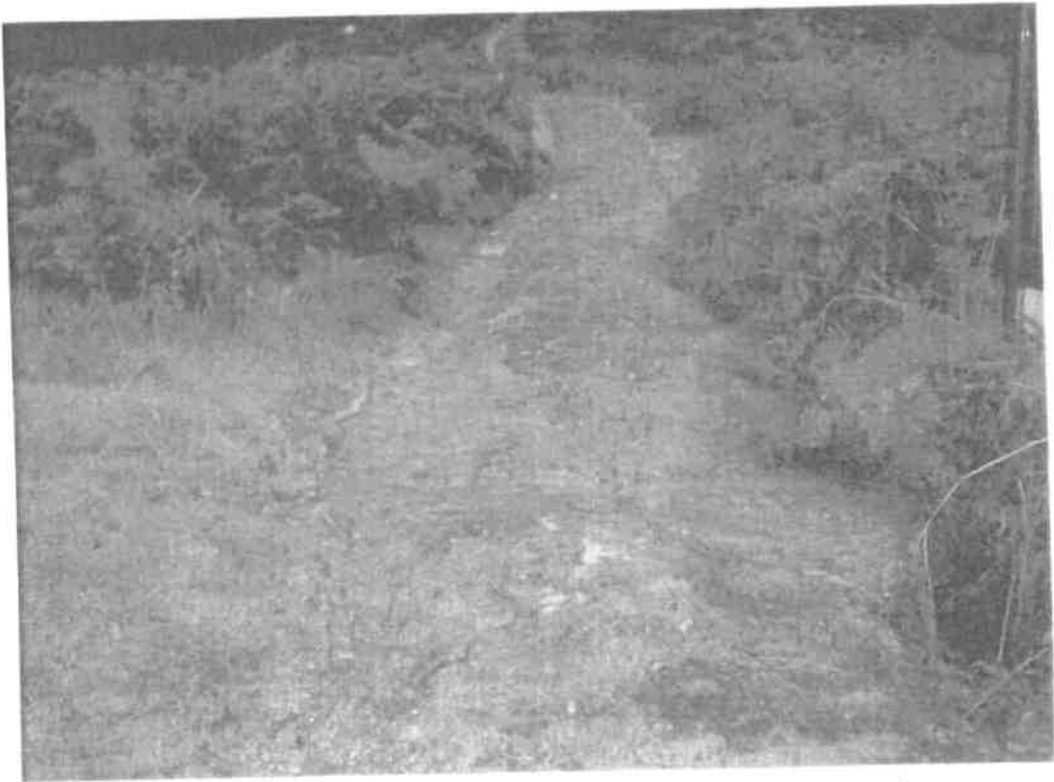
The Ribble Valley Core Strategic Policy DME6 states that development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere. Furthermore, the authority will seek protection of the boroughs water courses for their biodiversity value.

We are surprised the Application is not supported by a flood risk assessment. The Application states that the proposed development is not within 20 meters of a watercourse. This is incorrect. The EA map,

(submitted with the previous Application (reference 3/2019/0775) Figure 3.1 of the Flood Risk Assessment Report confirms that that a water course flows within 20 meters of the existing buildings (and proposed development site) into the river Dunsop. It also confirms that whilst the site falls within flood zone 1, the river Dunsop approximately 85 meters east falls within flood zones 2 and 3. Any change of land use is likely to impact on such flood zones and any properties in the vicinity. The flooding map does not show Bishops House, Cottage and Barn which are situated approximately 0.2 miles downstream from the proposed site (although the properties falls just outside the map). Any change of use of the land could impact on flooding at the property, as the site is particularly vulnerable, and this has happened on numerous occasions (pictures below).

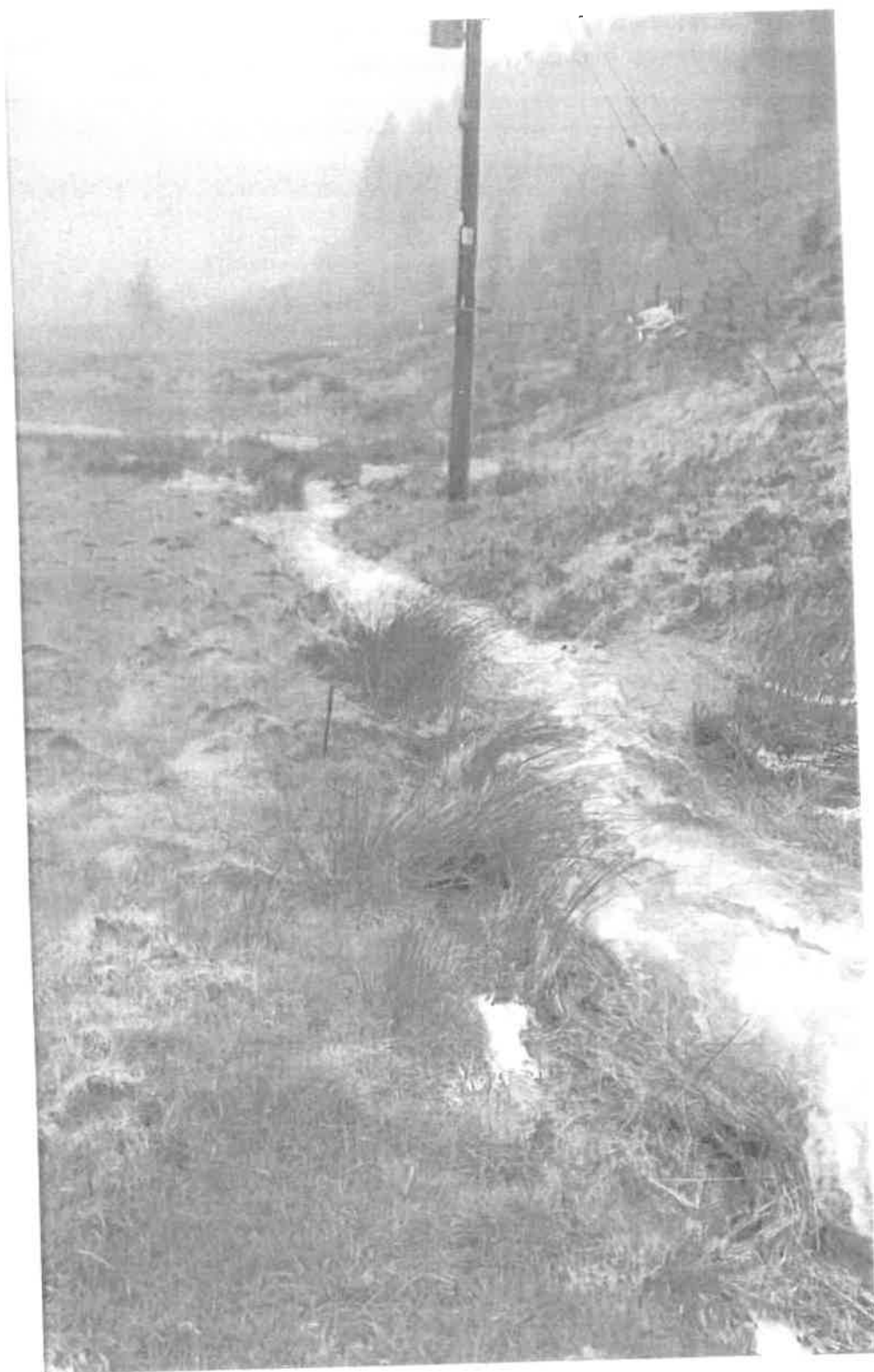






As conceded in the Flood risk assessment report, pluvial flooding already occurs at the site. This occurs frequently, approximately 10 x per annum. Photographs below of Witcher site in flood.







Furthermore, the frequency and intensity of such flooding is likely to increase as a consequence of global warming.

The Ecology Assessment report, August 2019 (para 4.1.1) states that the river holds good spawning ground for salmon and sea trout. The ecology report fails to address the risk of pluvial flooding and there is no consideration of the impact which the installation of access paths and the proposed parking spaces will have upon flooding in the area. Given the frequency and current intensity of such pluvial flooding, particularly having regard to the altitude of the car park, it seems very likely that any hardcore used to make the paths and car park will be washed into the channels/streams and ultimately the river Dunsop. This is likely to impact on the risk of flooding in the area (a problem which we have already encountered at Bishops house as a consequence of the track which lies adjacent to our property).. However, it is also likely to impact upon the streams/river's biodiversity. The impact of such has not been considered in the application, the ecology or flooding reports and represents a serious oversight.

The Witcher site appears to be particularly vulnerable to any change in use. The proprietor has only made minor alterations to the site to date and this has already resulted in a change to the natural flow of water. This can be evidenced by flooding to Whitendale Road adjacent to the site, which had not occurred prior to his ownership. Any change of use in the way the land has been managed is likely to have a detrimental impact upon flora. For example, the site, including the proposed location of the

Package Treatment Plant, is a habitat which includes wild orchids. Orchids which are particularly vulnerable to the change of use of land and which are in significant decline in the UK. This has not been addressed in the ecology report and is another oversight.

It is also concerning to read the proprietor intends to fill in various drain and channels. Such action will undoubtedly impact upon the flooding risk and biodiversity in the area.

#### **Consent for package treatment plant**

The Flood Risk Assessment report from the prior Application confirms land drainage consent will be required from the LLFA and that a package treatment plant will require consent from the environment agency before construction, in addition to consent to discharge effluent into the ordinary watercourse prior to connecting. It is not known whether such consent has or can be obtained. Clarification ought to have been secured before considering the planning application, as the report appended to the application clearly states that only a package treatment plant could be used at the site. Without such permission, the application ought to be refused.

#### **Loss of biodiversity**

Whilst the ecology report concludes that the proposed development would not be a significant impact to bats or any other protected species, there is a concession there will be some impact from the development if all the recommendations are not followed. Key statement EN4 of the council's core strategy states that any negative impact on biodiversity through development proposals should be avoided.

One of the recommendations is that the land is actively managed on an ongoing basis, to include the clearing of bracken, in favour of tree and shrub planting with native species, suited to the upland climate and landscapes character. It remains concerning that the developers still has a large number of monkey puzzle trees, (a non-native species), stored at the site. This undermines the developer's commitment to undertake such responsibilities required to mitigate against the loss of biodiversity. (Photographs included). The developer's foresight in respect of planting also has to be questioned. Trees have been stored at the property for a number of years in pots, some have been planted, however, many of these are already dead, evident from the lack of foliage in the summer, and those which have survived, are highly likely to be pot bound owing to the length of time they have been left at the site. In the unlikely event they are able to reach maturity and provide any screening, the proprietors foresight has to be questioned as the numerous trees, including one monkey puzzle tree have been planted directly under the telegraph poles which deliver telecommunications to the residents along Whitendale Road.

The report concedes the bat study identified one female used as a day roost by a single soprano pipistrelle bat, however, it suggests the roost was not of significant conservation value, such as a maternity or hibernation roost, however it should be noted the survey was carried out in September which is not a time when you would expect bats to have maternity or hibernation roosts. It does concede there will be disturbance to the roost whilst works are carried out. It also concedes that lighting may impact upon adjacent bat habitats. Save for stating the installation of the roof lighting is



likely to impact upon the site, no consideration is given to the impact sky lights will have upon the habitat at the site/or the area adjacent to it and the AONB dark skies.

Furthermore, the ecology reports give no consideration to hedgehogs or brown hares which are resident in the area and the impact the development will have upon their habitat. Such species are in significant decline and any loss of habitat should be considered in the context of a planning application.

It is also concerning that no evidence has been provided in order to address the concerns raised by Natural England in relation to the status of the site.

The Prime Minister has recently said "Britain's iconic landscapes are part of the fabric of our national identity – sustaining our communities, driving local economies and inspiring people across the ages. That's why, with the natural world under threat it is more important than ever that we act now to enhance our natural environment and protect our precious wildlife and biodiversity."

#### **Development of an AONB site**

Para 172 of the NPPF states that the scale and development within AONB sites should be limited. Consideration of development in such areas should include need and whether such development would be in the public interest. It is not clear how the site will result in employment for the area. In any event attempting to offset very limited employment opportunities, is not of a significant benefit to the public or the local community in this instance.

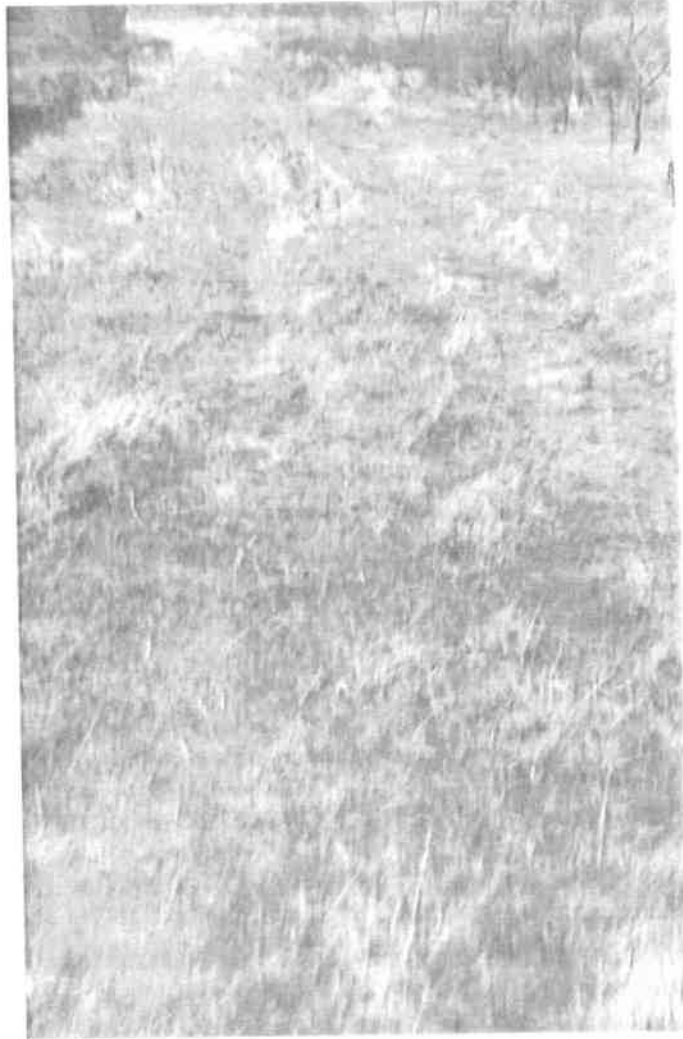
Furthermore, the council's Core strategy policy, para 3.17, states in order to achieve successful tourism, it is necessary to ensure that the reason people visit the area is not destroyed.

It is conceded in the planning statement (para 3.3) that the location is remote, and tranquil.

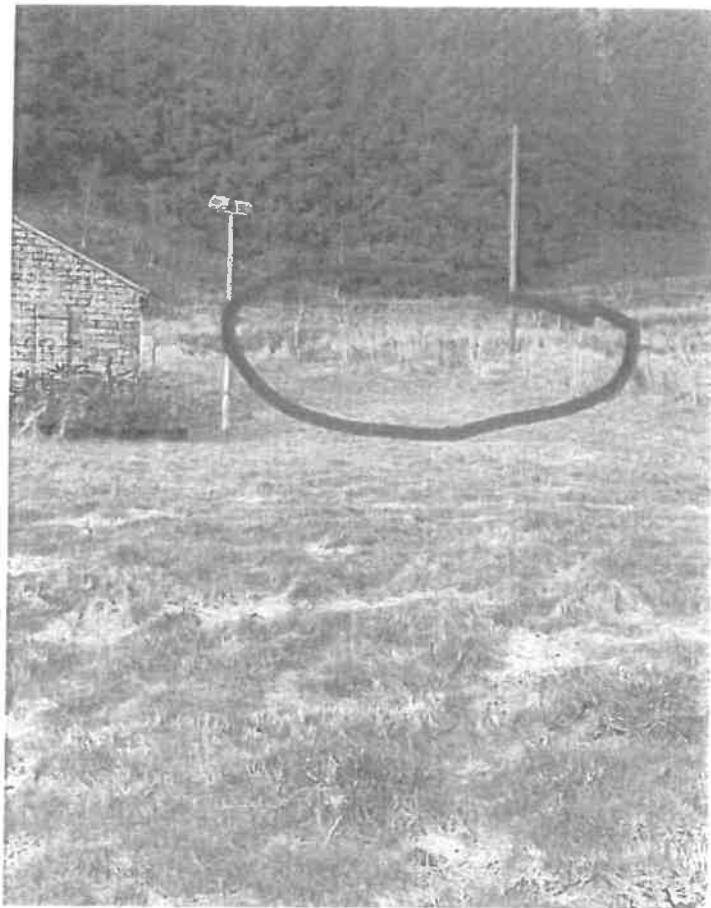
The build will result in a larger footprint on the land, particularly when considering the addition of a large car park. Furthermore, the elevation and altitude of the car park, will have a significant visual impact at the AONB site, both from Whitendale Road and the surrounding hillsides. It will be clearly visible given the altitude of the building and proposed car park from the roadside, particularly when considering any proposed screening will need to be compromised in order to ensure the existing infrastructure of the telecommunication network is preserved. It is even conceded in the Landscape Visual Impact Report that there is the potential for the parked cars to be visible to the right of the building (and we assume this takes into account the proposed screening as the proprietors comments which question this have not been removed from the report).

The vast majority of people who enjoy the tranquility of the area will view the site from Whitendale Road, therefore the view from Whitendale Road is the most important.

Whilst the Application proposes an area for 6 car parking spaces, this is likely to be insufficient to meet the needs of 3 properties. Each property has the capacity to accommodate 4 people. Given the remote rural location it is highly unlikely any of the residents will travel to the location by any mode of transport other than a car, particularly as there are no transport links within approximately 15 miles from the site.



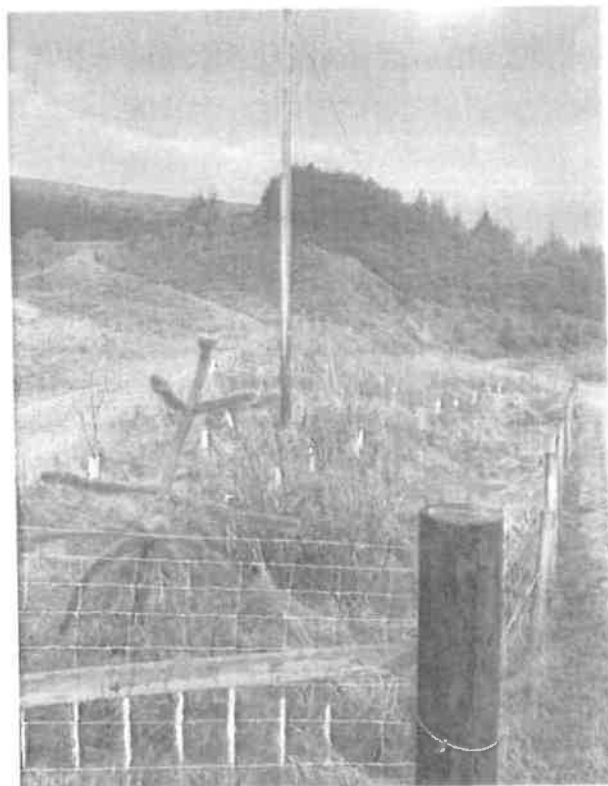
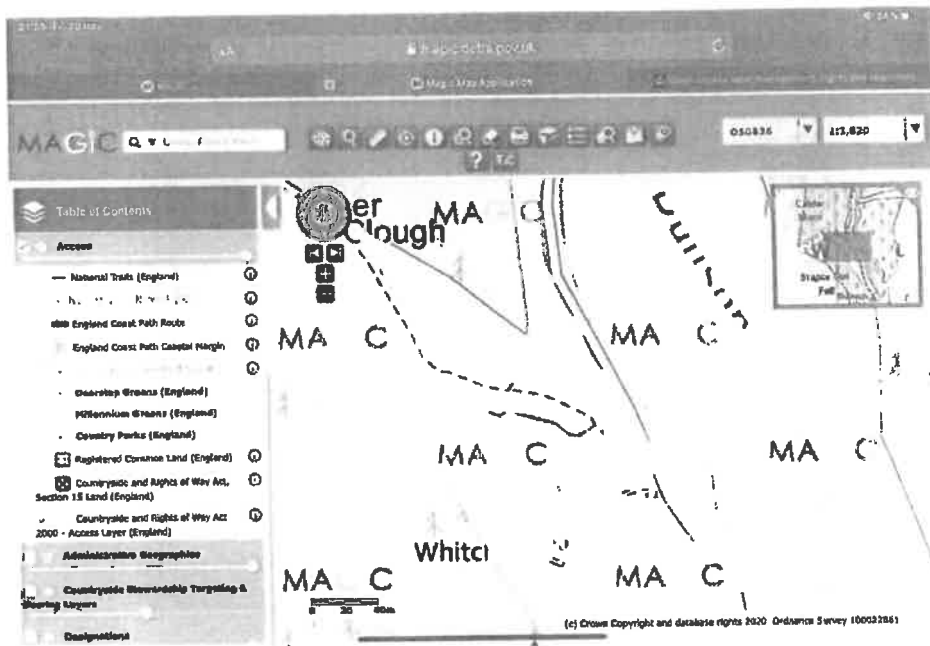
If each person travels to the accommodation separately 12 separate car parking spaces will be required for the residents only. Even if it is the proprietor's intention to restrict the availability of parking, Whitendale Road is a farm track, meaning residents of the units will have to park in the village, approximately 2 miles away from the site. In any events, there will be no one to police parking at the site. This is likely to result in cars being parked outside the designated parking area, negatively impacting upon the landscape, alternatively, it may lead to parking on Whitendale Road itself which is prohibited and is likely to obstruct residents, farm vehicles and other lawful users. The proposed car park is at an elevated position where the owner has already planted trees and there is a telegraph pole.



Furthermore, electricity northwest have recently sunk numerous electric lines underground, in conjunction with AONB in order to reduce/eliminate any non-natural structures from the landscape along Whitendale Road. By allowing this development which has a larger footprint than what is currently there, is clearly contrary to this objective.

#### **Open Access Land**

The area which is subject to the planning application is located on open access land. The openness and the freedom of access that this affords is highly valued by the area's visitors. Section 38 of the Commons Act 2006 for the SoS provides mechanisms to vet proposals for anything that will impede access, such as fencing. It is worth noting that the proprietor has installed a perimeter fence around the entire site, with no points of access for the public to use. It is not clear whether the appropriate permission to erect the perimeter fence has been obtained and clarification is sought.



### **Need for development**

It is of note the presumption in favour of sustainable development should only be if there is an objective need for housing or other uses which cannot be met within neighbouring areas. (NPPF).

Key statement DM12, states that any new development should be located to minimize the need for travel. It should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car.

The suggestion in the planning statement (para 3.22) that it is envisaged visitors to the accommodation may arrive by foot or bicycle is completely unrealistic. The nearest village, Dunsop Bridge is approximately 2 miles away. The only amenity in the village is a small tearoom, which only opens in the daytime and has reduced hours in the winter months. There are no other amenities in the village where it would be possible to buy food in order to make use of the self-catering units. The nearest village shop is in Slaidburn, approximately 9 miles from the proposed site. There is no bus route. In order to self-cater guests would need to have visited a supermarket before travelling to the units (of thereafter once they realise the lack of amenities locally), the nearest is approximately 15 miles away. All bus services to Dunsop Bridge (other than the school bus) have been cancelled. It is therefore not possible to travel to Dunsop Bridge by public transport. The nearest regular bus route is to Waddington, approximately 10 miles from the site. The suggestion in the planning statement, which alleges that connections are available in nearby larger settlements which would encourage the use of public transport is extremely unlikely given the distance between the existing bus routes, and the need for residents of the units to bring provisions with them due to the lack of amenities locally.

Dunsop Bridge is a small village, whilst it has a car park for visitors, the only amenity in the village is a small tea shop. The village does however already have a self-catering holiday cottage, and a bed and breakfast and there is already an Application with the council for a cookery school with accommodation in the village. Prior to its current use as a private dwelling Thorneyholme was previously a hotel and so is a far better option for development, aimed at cultivating tourism in the area.

There is also a large hotel within 3 miles of the village and Smelt Mill Mountain Rescue Centre, less than 1 mile (as the crow flies) from the proposed site which already offers self-catering accommodation for up to 28 people, with disabled access, and additional camping. Therefore, having particular regard to the size of the village, adequate sustainable accommodation already exists to service the tourism industry in the area. Accordingly, policy DMG2 cannot be met in that no need or benefit is necessary.

### **Highway safety**

The NPPF paragraph 110 (c) states development should create places that are safe, secure and attractive which minimize the scope for conflict between pedestrians' cyclists and vehicles.

The only access to the site is via a private road. Vehicle access to the public is restricted, although there is a public bridleway where the public can walk, cycle or ride. The road itself is a single track, no through road. There are 5 houses located north of the proposed site which have vehicle access rights along the

road. Therefore, the creation of 3 properties will significantly increase traffic generation along the road. This is of particular concern as it is a bridleway used predominately by families with small children, prams and disabled people. The attraction by users to the area is enhanced by the quality of the road surface road and restricted number of vehicles able to use the road vehicles

The additional generation of traffic in such an area is not only likely to contribute to increased pollution, but also compromise highway safety as the visitors to the proposed site will not be familiar with the area, the road or the likely road users, which are often disabled, small children on foot or on bicycle or infants in prams.

Para 84 (NPPF) states where sites are not well served by public transport, there must not be an unacceptable impact on local roads. The above increase in traffic, noise and pollution would be an unacceptable impact on Whitendale Road both to the residents and to the users of the public bridleway.

Furthermore, if spill over parking caused by the development were to occur on Whitendale Road, this is likely to impact upon the safety of the road for lawful users.

Policy DME3 states that development will not be permitted unless it is established that it is unlikely to have any significant effect on any RAMSAR site or Natura 2000 site. This section also refers to the need to ensure that development ought to reduce moorland wildfires. The development site is located adjacent to an SSSI site. The area has been identified by Lancashire County Council and Lancashire Fire Service as being at high risk of wildfires. A picture of the poster placed near to the proposed site is attached.



The units will no doubt hold electrical equipment, barbecues and cigarettes, all of which represent a serious risk of wildfire. Even if barbecues and cigarette smoking was prohibited from site, there would be no one to police it. There are no litter bins to dispose of cigarettes safely in the area.

The further issue of concern is that Whitendale Road is a no through road, with 5 further properties located north of the development site. If a wildfire were to break out there would be no way in which they could escape, putting both property and lives in danger. This would be further aggravated by unlawful parking (which is reasonable anticipated as detailed above).

The letter of 16 November 2020 (which postdates the Application) from Lancashire Fire and Rescue Service appears incomplete, in any event the extracts of the letter do not address the concerns raised above, namely that given the properties extremely remote location, it would take a considerable period of time for any rescue service to reach the area. It is also worth noting that there is no mobile telephone reception in the area, so the means to contact any rescue service are compromised (particularly in the event of a power cut, which occur frequently along Whitendale Road due to its exposed location).

#### **Noise and light pollution**

The buildings currently erected at the site are vacant. Furthermore, even when they were in use they were only used on a periodic basis and any human activity was never during the evening. The proposal to develop residential units at the area will create a constant human presence. This factor has not been considered within the ecology report. Whilst the report accepts there will be a need for lighting and this states it should be sensitive lighting, no details have been provided in respect of the impact of skylights and the impact on AONB darks skies. The need for lighting, even sensitive lighting will cause light pollution. The constant presence of humans will also create noise pollution to a site which is and always has been otherwise devoid of human activity, particularly during the night. The planning application skirts over the impact such noise disturbance and light pollution is likely to have on the ecology of the area and habitats both at the site and adjacent to it, including the species which live in or near the pond or on the River Dunsop.

#### **Climate Change**


The planning statement makes no attempt to address key statement EN3 which deals with sustainable development and climate change. In particular the application fails to state how it will contribute to reducing the boroughs carbon footprint.

If this application is to be decided by councilors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

Finally, please note that our submission is in respect of the proposed development. While we have taken every effort to present accurate information for your consideration, we cannot accept any

responsibility for unintentional errors or omissions, and you should satisfy yourself on any facts before reaching your decision.

Yours faithfully


A handwritten signature that has been completely obscured by a thick black redaction bar.A second handwritten signature, also completely obscured by a thick black redaction bar.



39

AB

Sharon Craig

From:   
 Sent: 27 November 2020 10:58  
 To: Planning  
 Subject: Adam.Birkett@ribblevalley.gov.uk

7 Mansfield Drive  
 Hoghton  
 Preston  
 PR5 0EJ

Ribble Valley Borough Council  
 Council Offices  
 Church Walk  
 Clitheroe  
 BB7 2RA

27 November 2020

Dear Sirs,

Reference 3/2020/0667

Conversion and change of use of former fish hatchery building to 3 holiday let units, and creation of associated car park for 6 vehicles at the Witcher Well Fish Hatchery, Whitendale Road, Dunsop Bridge, BB7 3BL.

I write in connection with the above planning application.

I am primarily concerned by the likely loss of biodiversity at the site if the development were to proceed. The developer's commitment to increasing the biodiversity at the site this is questionable as he clearly intends to plant a vast number of monkey puzzle trees at the site, a non-native species.

I am also concerned by the increased human presence at the site. The buildings are and have been vacant for a number of years. Even when they were in use, human activity at the site was periodic and non-constant. There was certainly never any human presence in the evening. A permanent dwelling would introduce a constant, round the clock, human presence at the site which would introduce light and noise pollution into an area which was previously absent of human activity. It is unclear how such a human presence could not have a significant impact upon the ecology of the site, which is a habitat for bats, hares, amphibians and hedgehogs to name but a few. The ecology report fails to mention how such a human presence is likely to impact on the ecology at the site, which is surprising.

The Flood Risk Assessment report also notes that land drainage consent will be required from the LLFA and that a package treatment plant will require consent from the environment agency before construction, in addition to consent to discharge effluent into the watercourse. The ecology report fails to detail what impact a package treatment plant would have upon the ecology of the River Dunsop, assuming such consent could be obtained.

The increase in traffic, both during the day and evening is also likely to have an impact on the biodiversity at the site and in the area. Furthermore, additional traffic generation will have detrimental impact upon the public who currently use the road as a bridleway. It is particularly concerning that development in this AONB site may be permitted, when the government is currently helping to fund work to reduce manmade structures, by sinking the electric lines, in order to enhance the natural beauty of the area. This AONB site should be protected from development for the enjoyment of all.

I strongly object to the proposed planning application for the above reasons.

Yours faithfully

A handwritten signature in black ink, which is mostly illegible due to blurring and the angle of the page. It appears to be a name followed by a surname.

32

PLANNING  
30 NOV 2020  
FOR THE  
ATTENTION OF

Ribble Valley Borough Council

Council Offices

Church Walk

Clitheroe

BB7 2RA

27 November 2020

Dear Sirs,

Reference 3/2020/0667

**Witcher Well Fish Hatchery, Whitendale Road, Dunsop Bridge, BB7 3BL.**

I write in connection with the above planning application.

I am concerned by the increased traffic upon Whitendale Road which would be unavoidable if the development went ahead. Whitendale Road is a private road where vehicular access to the public is restricted. It is unrealistic and even misleading to suggest that guests at the lodges might travel by public transport. There is no bus route to Dunsop Bridge, and no amenities where it is possible to buy food in order to utilise the self-catering lodges. As such the proposed development will significantly increase traffic generation along Whitendale Road, where vehicular access is currently restricted to the few residents which live there.

Save for the residents, the road is predominately used by families with small children, (with either prams, bicycles or scooters), and a significant number of disabled people. The road is particularly good for such people due to the good quality road surface and the restricted vehicle access which provides a safe environment for families to enjoy. The additional generation of traffic in such an area is not only likely to contribute to increased pollution, but also compromise highway safety as the visitors to the proposed site will not be familiar with the area, the road or the likely road users.

I am also concerned about the security at the site. As the developer is proposing to make the fish hatchery building into 3 holiday cottages, they are unlikely to be occupied all year around. The area is particularly vulnerable to burglaries as it is remote with no street lighting and very few if any people around after dark. The vacant properties, which are likely to hold high value electrical items, are likely to attract criminals to the area which will impact on the safety of the people who live locally.

I am extremely concerned by the planning application which would have an unacceptable impact on both the residents of Dunsop Bridge and the general public who currently enjoy the peace and tranquility at the site.

Yours faithfully

A handwritten signature in dark ink, appearing to be 'A. Williams', written in a cursive style.

(3)

Nicola Gunn

PLANNING
30 NOV 2020
ATTENTION OF

From: ~~XXXXXXXXXX~~  
 Sent: 29 November 2020 17:25  
 To: Planning  
 Subject: Application 3/2020/0667 Whitcher Well Fish hatchery

Dear Sirs,

I understand an application has been submitted for three letting units at the old fish hatchery.

I am writing to object to this application. It is an inappropriate development in the area of outstanding natural beauty. The access road is private and used extensively for walkers and ramblers except for vehicles servicing the farms. The proposed development will increase traffic which is detrimental to the safety of the pedestrians, creates pollution and does nothing to stop the effects of climate change.

There is no economic justification to allow this development. No one lives at this site and requires the extra income from the proposed letting units to survive and remain working at this location. Quite the contrary. This application is completely driven by the greed of the applicant whose only interest is to presumably make a quick buck at the expense of hundreds of people who enjoy this valley for recreation purposes.

~~XXXXXXXXXX~~

Lane House Farm  
Whittington  
Carnforth  
LA6 2QF .



30

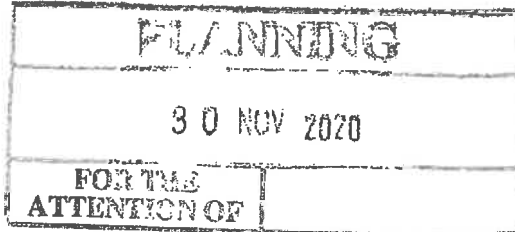
Nicola Gunn

From: ~~Adam Birkett~~  
Sent: 29 November 2020 23:09  
To: Planning  
Subject: Adam Birkett 3/2020/0667

~~Adam Birkett~~  
33 Mayflower Ave  
Penwortham  
Preston  
Lancs  
PR1 0LJ

29/11/2020

3/2020/0667



For the attention of Adam Birkett.

I am writing to you to object to the proposed planning application at the Witcher well site, Whitendale Road . Dunsop Bridge.

The paved bridle way which leads to the site is the most amazing place to walk and cycle especially with children. There are no other places in the forest of Bowland that I know of that you can walk on a paved surface with a pram, kids bikes etc and not feel endangered by motorised vehicles. I've also often seen wheelchair users and horse riders use this paved bridleway in relative safety.

The development of the old fish hatchery into holiday cottages will change the bridle way and valley completely. Residents of the cottages, visitors of residents and also people visiting to view the cottages before renting will increase the traffic on this road far more than at present. This will spoil this fabulous walk for the hundreds of tourists who use it to walk, cycle and horse ride etc in safety. Please strongly consider this. It is possible that tourism to the area will drop as a result. It states in the application that residents will walk or cycle to the accomodation but that is absolute nonsense.

I see the highways agency have been consulted but has there been a site visit on a weekend when the dangers of excess traffic on the bridleway will be exposed?

Development of the site itself will also have a negative impact on the beautiful valley. Extra windows, balconies and doors along with cars parked up will not be fitting with the environment.

There are numerous places to stay within four miles of this proposed site so I definitely don't think that there is a need for any extra accommodation in the area especially holiday cottages.

There are four holiday cottages at Laythams holiday lets outside Newton.

Woodland View Holiday Home at Cow Ark.

Root Farm holiday cottage in Dunsop Bridge.

The Piggeries holiday cottage at Whitewell.

Ten lodges at the woodland glade Browsholme hall.

Woodend B&B in Dunsop Bridge.

Clerk Laithe Lodge B&B in Newton.

The Inn at Whitewell.

The Parkers Arms.

The Hark to Bounty and Slaidburn youth hostel.

Development of Thorneholme Hall, Dunsop Bridge for accommodation.

The stream that runs through the site is also a spawning site for trout, sea trout and salmon and runs into the river Dunsop, another important site. Any disturbance from the increased human activity (constant lighting, pollution etc) around this site will have a negative impact on future spawning activity. Please find attached a photo of a 'spent' hen salmon which had used the stream for spawning last year. The Atlantic salmon is a critically endangered fish.

Common lizards and slow worms are also in residence on the proposed site as I've seen them basking in the summer sun. Otters are also in the area along with many rare raptor bird species including hen harrier. The area is also surrounded by SSSI moorland which is also an SPA. Has any assessment been done on the damage this development could do to these protected sites?

The Dunsop Valley is a special area in the Ribblesdale valley not only for the walkers and tourists who enjoy its quiet enjoyment but more importantly to the wildlife and plants which thrive there. This development could spoil that.



RECEIVED

Kind regards

*[Handwritten signature]*



Nicola Gunn

(29)

A.

**From:** ~~helloworld@helloworld.co.uk~~  
**Sent:** 29 November 2020 19:55  
**To:** Planning  
**Subject:** Planning Application 3/2020/0667.

Dear Sirs

In relation to the above the location is over 1 mile on private road from the main highways. The state of repair of the private road has already deteriorated and with more traffic, including significant building works this will put more strain on the road quality and surface. There are only 5 properties beyond this point and a UU station. Therefore, I would ask that any property development for an additional 4 properties is made to contribute to a significant proportion of the cost, eg 40% towards the upkeep of the road.

Should the planning be granted, I request that restrictions are place on access. No access to the properties is granted through the Forestry Houses and Crescent - access only through the Forestry Service Road off the main Trough Road highway.

Yours Faithfully

~~helloworld~~

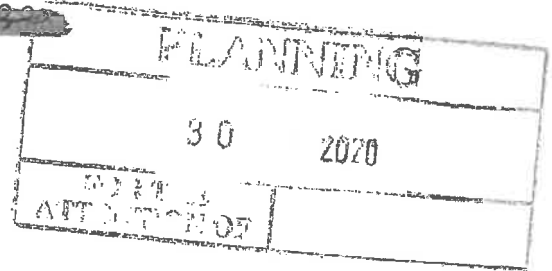
PLANNING  
30 NOV 2020  
FOR THE  
ATTENTION OF



Nicola Gunn

28

~~10/11/2020 08:35~~  
From: ~~10/11/2020 08:35~~  
Sent: 30 November 2020 08:35  
To: Planning  
Subject: Objection - Application 3/2020/0667



Hi there,

Just wanted to raise an objection over the proposed development at Whicher Well.

Even though LCC traffic raised no objections, this is an unadopted road and as such the maintenance of the road is up to the residents of this road . Currently, this residents of the Forestry Houses and the Crescent are responsible for the upkeep of the road that runs up to the limit of the Crescent. The proposed development will increase the usage of this road and naturally the wear and tear.

Increase in traffic in what is largely a pedestrian route through into Whitendale and Brennand Farm not only on a weekly changeover for the holiday letters but also any management traffic to the new development. The area is used considerably by day walkers and families as well as horse riders. There would also be raised levels of traffic with prospective renters wishing to view the accommodation prior to any prospective visit.

Due to Covid this year there has been an increase in the number of tourists visiting the area and therefore an increase in pedestrian traffic in the area as people feel safe walking in an area of low vehicular traffic.

Also as part of this increase in tourism, there is now a local bike shop which is now thriving due to this new influx of tourism and is able to hire out bikes and where these cyclists may now cycle safely along this largely untrafficked road any increase in traffic along this road would no doubt deter future visits and therefore revenue to this promising new venture.

Winter road safety should also be considered as this is an unadopted private road and is not treated and in winter can ice over causing a danger to road users who are not used to these conditions.

Kind regards

~~10/11/2020~~  
7, The Crescent  
Dunsop Bridge  
Clitheroe  
BB7 3BA

Nicola Gunn

From: [Redacted]  
Sent: 30 November 2020 10:55  
To: Planning  
Subject: Fwd: Planning application Witcher Whitendale

Sent from my iPad

Begin forwarded message:



From: [Redacted]  
Date: 30 November 2020 at 10:48:38 GMT  
To: Adam.Birkett@ribblevalley.gov.uk  
Subject: Planning application Witcher Whitendale

Good morning

I write in response to the planning application for the Witcher Salmon Hatchery  
I am United Utilities ( UU )shoot tenant for the Whitendale and Brennand valley's and in my daily duties I travel up the valley  
UU have been trying to reduce the traffic flow on this private road and to that effect have put signs up at various points, there are also speed limit signs.  
Because of it close proximity to Dunsop Bridge with its green , parking and cafe this road has become a haven for family walks, it is quiet and easy going.  
Until you have driven this road it is hard to imagine the challenges it can present, from family groups with children of all ages ( walking and biking) dog walkers, cyclists , horse riders, joggers and farm stock ,even special need groups on occasions and all on a single track road  
Bringing a commercial development for let with people who have no knowledge of this and who have only a short term interest in being there could I think pose problems to those already mentioned plus the essential users like the UU Maintainance staff , the farms at Whitendale and Brennand and our Game Keepers  
The valley is a quiet and peaceful place, surrounded by SSSI sites with a wealth of bird and animal life, do we really need to put extra pressure on this valuable resource?

Regards

[Redacted Signature]

Would you please acknowledge this email as I believe that the time for response is short and I wish to make sure my concerns are heard

Sent from my iPad

(26)

**Nicola Gunn**

---

**From:** ~~XXXXXXXXXXXXXXXXXXXX~~  
**Sent:** 30 November 2020 10:29  
**To:** Planning  
**Subject:** Application 3/2020/0667

**From:** ~~XXXXXXXXXXXX~~ West hall, Nesfield, Ilkley, LS29 0BX

**Re:** Application 3/2020/0667

**Whitcher Well Fish Hatchery, Whitendale Road, Dunsop Bridge BB7 3BL**

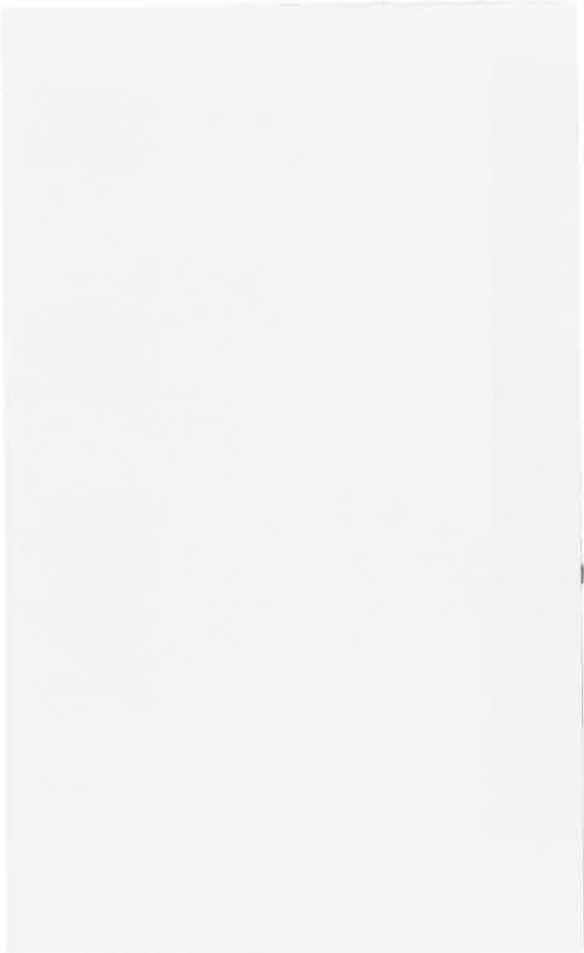
30<sup>th</sup> November 2020



Dear Sir, Madam,

I have been made aware of the planning applications for holiday homes and car parking spaces at Whitcher Well Fish Hatchery. This is an area of outstanding natural Beauty – it is simply not appropriate to have the additional car traffic in the valley disturbing the peace for those that enjoy it – and having something that visually is completely at odds with the surrounding area. I would therefore object to this application.

Kind Regards



25

**Nicola Gunn**

---

**From:** ~~XXXXXXXXXXXXXXXXXXXX~~  
**Sent:** 30 November 2020 12:49  
**To:** Planning  
**Subject:** PLANNING OBJECTION ~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXX~~  
Lower Underhand Farm  
Slaidburn Road  
Newton in Bowland  
BB7 3DL

APP 3/2020/0667

Proposed Address  
Witcher Well Fish Hatcherys  
Whitendale Road  
BB7 3BL

30/11/2020

Dear Sirs,

I would like to object to the proposed development of the above address into three residential letting units.

The property lies a couple of miles from the village of Dunsop Bridge along a single track road through an undeveloped rural area within the designated AONB.


The quiet track is used throughout the year by thousands of Hikers and Cyclists. The cyclists have increased in number recently following the opening of an ecycle business within the village of Dunsop Bridge. The track is also particularly popular with families with young children who can use prams, scooters and cycles with very little fear of being disturbed or put in danger by motor vehicular traffic. The number of visitors to this beautiful valley contribute heavily to the local economy patronising cafes, public houses and shops within the local villages. The very fact that the track is single width only, means that every vehicle passing necessitates the walker, cyclist or family using the track to take cover to the side of the track to avoid collision. This isn't always straightforward due to fences, proximity to the river etc. Any increase in traffic movement would increase the risk to and safety of all non car users of this track.

Should planning be granted the increased incidence of traffic movement along this single, remote and scarcely used track would transform the safety, peace and quiet beauty of this tranquil area leading to many of the area's regular visitors looking elsewhere to pursue their leisure activities.

The area is renowned for its variety of rare wildlife with Hen Harriers now a welcome sight in the valley and even rare Eagle Owls having been spotted in recent times. Any increase in traffic both during development of the proposed site and subsequent traffic movements by rental guests would add to noise and light pollution in the area and the increased levels of round the clock activity may cause some of these rare and naturally shy species to vacate the area for even more remote habitats; thus depriving the many visitors of these special sightings.

Any such residential development in this remote area would have a significantly detrimental effect on the character of the local area and cause adverse visual impact. This combined with increased traffic movements in this well known walking, cycling and family friendly part of the countryside would have devastating and permanently damaging impact on this AONB.

My final point would be that I, as I understand many local residents only heard of this proposal by word of mouth. I walk past this site often and have never seen any notices or signage which I had always understood were a legal requirement prior to any planning hearing.

  
Sent from Mail for Windows 10

**From:** ~~nicola.gunn@ribblevalley.gov.uk~~  
**Sent:** 30 November 2020 15:42  
**To:** Planning  
**Subject:** Planning Application 3/2020/0667 Conversion and change of use of former Fish hatchery

30th November 2020

Dear Ribble Valley Borough Council

Ref: Planning Application 3/2020/0667 Conversion and change of use of former Fish hatchery

Whitcher  
Well Fish Hatchery  
Whitendale Road  
Dunsop Bridge  
BB7 3BL

I strongly object to the noted planning application. This is an area of outstanding natural Beauty, bursting at the seams with an array of existing holidays lets, hotels, pubs, inns and many more. It is crucial that we do not take on any further commitments that we cannot fulfil.

The fish hatchery is accessed only by a single track road, with passing points few and far between. The hatchery is merely one of the beneficiaries to the tarmac track. Local families use this track for regular daily strolls. Dunsop is where I, and many others from the local community have learnt to ride bikes, and continue to be educated on the Lancastrian becks, woods, moors and the rare wildlife that comes with it. The tranquility is what makes this possible.

Whilst the popular trough road is an attraction in itself, thanks to its remote and tranquil properties, the area is also hugely popular to the parents and grandparents who can appreciate the phenomenal scenery and natural habitats, which is sadly under threat.

The community feels that the fish hatchery maintains the opportunity to take advantage of its rare and costly facilities, and to once again potentially encourage salmon reintroduction programs to help replenish the natural stocks, which have been consistently reducing for a number of decades.

The extremely rare and fragile Lancastrian AONB will be neither improved or enhanced in any way, shape or form from the change of use and introduction of further unnecessary accommodation units. There will be nothing but an irreversible imbalance to the protected area.

Yours sincerely,

~~nicola.gunn~~



23

**Nicola Gunn**

---

**From:** ~~Full name redacted~~  
**Sent:** 30 November 2020 13:45  
**To:** Planning  
**Subject:** Application 3/2020/0667 | Objection

Dear Sir or Madam,

I am writing to submit my objection on November 30th to Application 3/2020/0667 for site Whitcher Well Fish Hatchery, Whitendale Road, Dunsop Bridge BB7 3BL.

My objections are based on the countless times I have visited the local area for the past 30 years and particularly the area surrounding the location of the hatchery in Dunsop Bridge.

The suggestion of building holiday lets in this area seems extremely out of keeping for several reasons, my main three as follows:

### **1. Access**

The road is not suitable for increased traffic as it is a single track that is the walkway for hundreds of walkers in this area of outstanding natural beauty. Not only are we walkers but it is one very special area for children and families due to the unusually flat road making it great for toddlers and pushchairs, and the elderly, many other walks are terrain unsuitable for those less nimble on foot. I have seen in the past year a huge increase in children, families with prams and older members of the community use this wonderful area to get fresh air and exercise in a safe environment that poses little to no incline and danger yet provide spectacular views of scenery and wildlife.

The cars who do use this road to access the few farms and dwellings know these roads very well, they understand that they share it with walkers, they know where the best passing places are if they do meet another car and we happily coexist. It is not just the addition of six cars per week I encourage you to consider but these cars will need to travel along this road for any of the "holiday activities" such as provisions from the nearest village store, the local pub, the wider area and so on. Furthermore, these new cars will be unfamiliar with the road every single week. This vastly increases the danger for both cars and pedestrians and themselves, some of the passing places are near steep ravines into water and with no road lights it would not be difficult to imagine a new guest, driving at night, making this small error of judgement and resulting in a serious or fatal injury.

In addition the heavy traffic employed by the construction and building teams and their various sub contractors would increase all the dangers mentioned above, as well as potential damage to a road not designed for heavier loads and volume of such numbers.

### **2. Wildlife**

This area offers exceptional opportunities for wildlife, not just for us to observe, but as natural habitat that is largely undisturbed once walkers go home. You can feel this when you are in the area, we are merely visitors and this is why the area is so loved by those who frequent it. It is unspoilt, and wild and untouched. To see a row of three cottages built would disturb this peace, moreover the process of getting there. Building works can destroy nesting areas along with noise and activity in an otherwise peaceful and safe sanctuary would drive wildlife away from the area. Not to mention BBQs and fires potentially causing problems and potential damage to an area that is already at wildfire risk located at a distance from the fire brigade in case of emergency.

### **3. Visitors themselves**

Is there really a need for an addition of three rental cottages in the local area? We have never had a problem finding local accommodation and there are many many options already existing to provide the exact wonderful views and positioning across the valley, indeed all much better placed. Who will be staying in these

cottages? Yes, perhaps walkers themselves, but this is a finite amount of society. The opportunity for three families to be together in three separate houses with ample parking and away from prying eyes lends itself to parties, young children, family gatherings and so on, all of which will not be satisfied with staying indoors or being surrounded by the view of the planned plantings around the property. But they will want to explore, to drive off and do things, to play in the surrounding fields and how are we do know they are not considerate of wildlife and sensitive to habitat with issues such as music, wandering off determined paths, littering and so on.

Finally I would like to add how disappointed I was to hear about this by word of mouth. Why no planning note on the hatchery or at the road end? I worry that this was intentional and really this is not fair to the hundreds of people who love and protect this area who should be entitled to have their say on something that will, effectively, change their lives.

Kind regards,

~~XXXX~~  
Darrow Wood Farm, Shelfanger Road, Diss, IP22 4XY

Nicola Gunn

22

---

**From:** ~~Meadowcroft~~  
**Sent:** 30 November 2020 13:44  
**To:** Planning  
**Subject:** Planning Application 3/2020/0667 - Objection letter  
**Attachments:** fob\_trampertrail.pdf; Bridleway 388.jpg; Bridleway 453.jpg; Planning Application 3-2020-0667.pdf

Attn. Planning Department at RVBC

Please find my attached objection letter dated 30th November re Planning Application 3/2020/0667 for change of use and conversion of former fish hatchery to three holiday let units and creation of associated car park for six vehicles. See also attached bridleway signposts and Tramper Trail map.

Kind regards,

~~Meadowcroft~~  
Meadowcroft  
Clough Lane  
Thornley  
PR3 2TP





# Dunsop Bridge – Tramper Trail

OS Explorer  
OL41



Start Point



Village car park

★ SD 6607 5010

Distance/Time

Short loop  
1.4 miles, 45 minutes

Dunsop Valley extension  
3.3 miles, 1 hour 45 minutes

Terrain

Suitable for trampers. Generally high quality tarmac all-weather surfaces along the route with occasional stretches of compacted aggregate, grass or compressed earth. The path is adequately wide, though 'pinch points' may occur; for example through gates; cross slopes are small. There are no hills and height climbed during the ramble does not exceed 30 metres **Disabled Ramblers category 1 – easy**

Parking Café

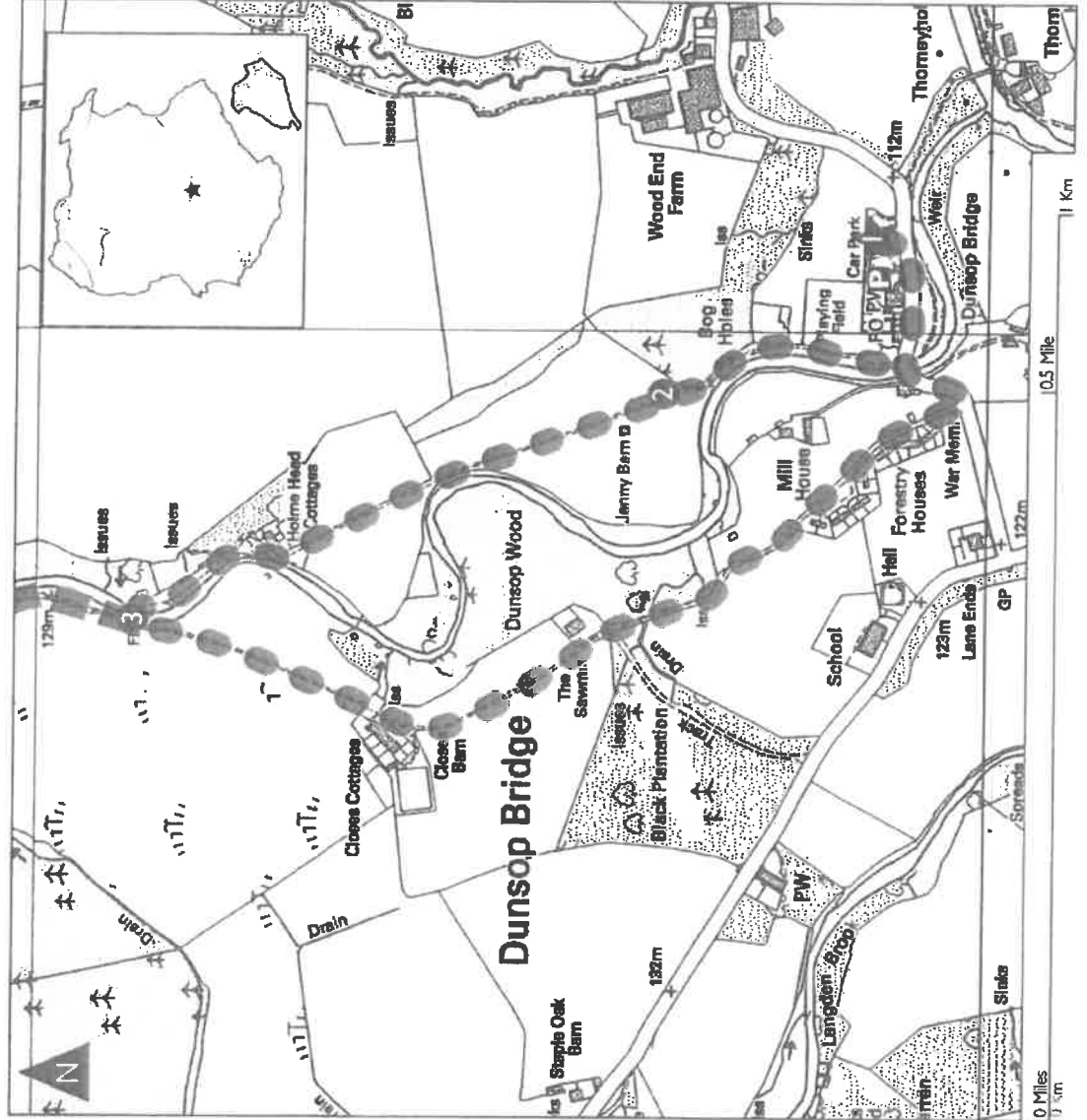
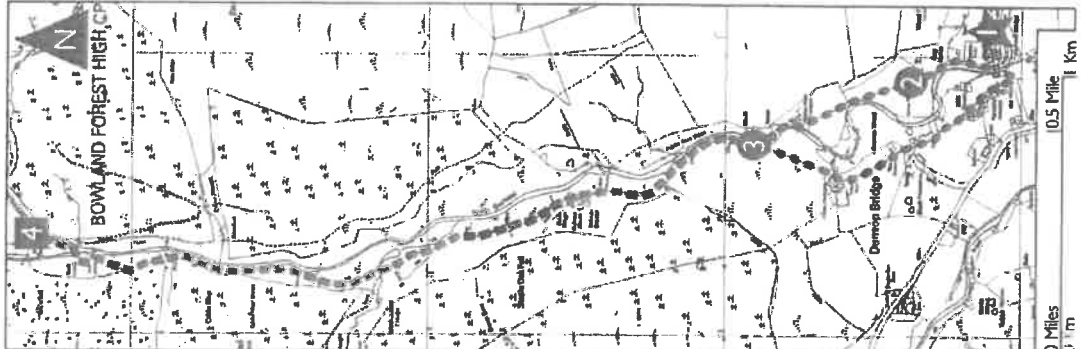
**Dunsop Bridge village**

café/shop/post office, garage, village hall  
(serving Sunday teas in summer months)

To book a tramper please telephone  
**01200 448000**

GPS Waypoints (OS grid refs)

- ★ SD 6609 5010
- ② SD 6593 5032
- ③ SD 6567 5090
- ④ SD 6535 5333



www.forestofbowland.com



# Dunsop Bridge – Trampler Trail

## Walk Description

★GPS: SD 6609 5010

Start at the village car park, use the ramped and paved access to the road and bear right. Between the Post Office and bridge turn right onto a tarmac track (alternative parking is available here). Continue along this tree lined route with the River Dunsop to your left, pass a children's play area through a gate alongside a cattle grid and onto grazing pasture with scattered farm buildings.

② GPS: SD 6593 5032

Views now begin to increase including: Staple Oak Fell and Whin Fell to the left and Beatrix Fell on the right. Below Beatrix Fell lies the farm hamlet of Beatrix, once a thriving market community from the 1200s. However, Dunsop Bridge gradually outgrew Beatrix situated in a more valuable position on the route between York and Lancaster. Beyond the pasture the river again re-joins the path side as the route passes through a gate and around a terrace of stone cottages. Follow the path from the rear of the cottages through a gate and up to a bridge crossing.

③ GPS: SD 6567 5090

On crossing the bridge you have the choice of completing the short loop and returning to the start point or turning right to head up and then back down Dunsop valley.

### Short Route - Return

Turn left off the bridge ③ and continue on the tarmac surface uphill through a gate and past a farm compound with a backdrop of Mellor Knoll and Totridge Fell. The route passes by mixed broadleaf and coniferous woodlands offering a range of wildlife habitats and good cover for game birds, particularly pheasant. Descend gradually past a small hamlet of properties to your right and onto the road junction by the village war memorial. Turn left over the bridge (take care with traffic), back into the village to rejoin the start of the route.

### Dunsop Valley Route

Turn right off the bridge ③ and head along the tarmac track. The adjacent River Dunsop hosts a number of spectacular knarled and

twisted veteran alder trees. Notice the ever changing lower slopes of the valley, swathed in pine to stabilise steep inclines in this important water catchment area. Sections are felled and replanted or allowed to naturalise with heather and dwarf shrubs, fitting with good land management and water catchment policies. Pass through a wooded farm compound and continue past numerous industrial type structures associated with the water industry. Here the valley widens and the river basin affords room for pools and wetland areas supporting a range of plant and fish life. Approaching the valley head there is a gradual change to wilderness and a sense of being in the heart of the Bowland fells.

④ GPS: SD 6535 5333

This is the furthest point of the route and the start of Open Access land with the opportunity to ramble freely across some of the most remote parts of Lancashire. After taking in the scenery, retrace your steps back to the bridge ③ then follow the 'Short Route' description back to the village.

## About This Walk

Dunsop Bridge is the gateway to the Trough of Bowland and derives its name from the hump back bridge over the River Dunsop. It is calculated to be the nearest village to the centre of the British Isles. To mark this achievement there is a unique telephone box sited on the village green. A farming community at heart, most of the properties in and around the village are owned by two major landowners; the Duchy of Lancaster and United Utilities both of whom manage their land in a variety of ways including: mixed stock farming, water catchment and sporting pursuits including the shooting pheasant on lower valley sites and grouse on the moors. In addition, the Forestry Commission has its own area office in the village and manages large forestry plantations in Bowland.

The Dunsop Valley is a well-known hotspot for wildlife with spring and summer the best time to view curlew, lapwing, reed bunting, oystercatcher, redshank and dipper with the possibility of hen harrier and peregrine falcon on higher slopes.

Witcher Well Fish Hatchery, Whitendale Road, Dunsop Bridge, BB7 3BL  
Planning Application 3/2020/0667  
(Previous Planning Application 3/2019/0775 withdrawn)

**Proposal:**

Change of use and conversion of former fish hatchery to three holiday let units and creation of associated car park for six vehicles.

I object to planning application 3/2020/0667 for the following reasons:

The proposed development is in one of the most unspoilt scenic areas of the Forest of Bowland. Having visited many other AONBs around the UK, the Forest of Bowland is not "ordinary" it's exceptional. Most other AONBs have been encroached upon. It is even devoid of pylons and the like.

Three residential dwellings and vehicles will be extremely difficult to camouflage in this stunning location. It will bring light pollution no matter how discreet. Even if planning conditions stipulate screening, experience shows that it is surreptitiously removed over the years to give holiday makers a lovely view. It's well known that the planning department does not have the staff or funding to police these developments and consequently does nothing to address a breach. Lodges and caravan sites on the south side of Longridge Fell are very good examples.

Ribble Valley Council would receive very little revenue from rates. The proposed business is likely to be assessed below the small business rates threshold making it eligible to claim full rate relief. In the event of this relief disappearing, the business would benefit from Rural Payments.

Natural England's letter to Adam Birkett dated 7th October 2019 concerning the previous application 3/2019/0775 is also relevant to this new application given its residential nature. Natural England's advice is reflected in paragraph 172 of the National Planning Policy Framework which requires *"great weight to be given to conserving and enhancing landscape and scenic beauty in AONBs."*

The proposed development is not physically well related to an existing main settlement or village. The nearest residential property is approximately half a mile away.

As mentioned in point 4.20 of Rural Solutions Planning Statement, there are other redundant structures in the valley. Approval of this proposal will set a precedent to convert other structures to residential use, thus increasing the level of traffic on Whitendale private road and the need for security lighting as the area becomes further developed. Planning permission is frequently sought for change of use from holiday lets to permanent residential. The Planning Department cannot control the amount of domestic garden furniture, swings, goal posts, trampolines, barbecue grills and non-native plants/shrubs which will urbanise this exceptional landscape changing it forever.

Whitendale road is a designated "Tramper Trail", and a number of bridleways converge in this valley, in particular bridleways 453 and 388 which run along the road itself. Horses and vehicles do not mix.

The private road also gives all-year round accessibility for wheel-chairs, push chairs, walkers and the disabled because the track is clean underfoot when most other public footpaths in the area are often too muddy to negotiate, hence its popularity with families. There are few surroundings as exceptional as this where parents can take young children to ride their scooter/bicycle and picnic by the river without worrying about the danger of vehicles driving up and down.

If the valley is developed it will result in a constant stream of traffic to and from the site, e.g. oil deliveries, window cleaners, postman, visitors, as well as food deliveries with people shopping online. When the general public notice cars constantly driving up and down the road they will likely start driving up and down it too.

Any created employment does not outweigh the perpetual loss of this unique environment. The planners are not taking food out of some-one's mouth by denying this proposal. Neither would it contribute greatly to the village economy of Dunsop Bridge, Whitewell and Slaidburn. The remoteness of its location would necessitate car journeys to larger towns for provisions. Also, self-catering visitors often bring food with them.

A great number of visitors to the Forest of Bowland are "day" trippers. Holiday accommodation, caravan sites etc., already exist in less sensitive areas of the AONB. Such accommodation is well within striking distance of Whitendale road for those wishing to visit this particular part of the Forest of Bowland.


There's no point trying to offer the same tourist attractions as everywhere else. Planners need to look at what sets the Forest of Bowland apart from other tourist destinations. Tourists are not coming to this area for the weather! They are coming for unspoilt scenery, flora, fauna and "dark skies". We're in danger of destroying something exceptionally special – the very reason why people like to visit!

In outstanding landscapes such as Dunsop valley, any post industrial redundant building which has no architectural merit should be dismantled and the land should be returned to nature. If the planners wish to show the history of the site then a simple plaque would suffice. The buildings do not have a right to be there forever. If the water board has worked out a way of extracting the water from the valley without using the buildings and the hatchery is no longer viable then the buildings have served their purpose and should be demolished. The argument is not how these redundant industrial buildings should be changed but how the site should be rewilded.

The planning officers have an opportunity to halt the steady encroachment of the AONB. In the past, the Pennine area of the Lancashire mill towns would have looked like the Forest of Bowland but there was no-one there to defend it.



There will probably be very few objections to this proposal because the general public are not aware of it. It seems only three residential dwellings have been notified. Given the scenic beauty of this landscape, this application is of such significance it should go to planning and development committee irrespective of how few objections are registered.

  
Meadowcroft  
Clough Lane  
Thornley  
PR3 2TP

Dated: 30th November 2020



FOOTPATHS SOCIETY

IN 588

2018

# BRIDLEWAYS

TO

↑ OUSTER RAKE

WHITENDALE →

← DUNSOP BRIDGE

PLEASE KEEP DOGS ON LEADS  
LEAVE NO LITTER

# BRIDLEWAYS

TO

LOW FELL ↗

← WHITENDALE BURN SIDE →

PLEASE CONTROL YOUR DOG  
LEAVE NO LITTER

FOOTPATHS SOCIETY

**Nicola Gunn**

---

**From:** [REDACTED]  
**Sent:** 01 December 2020 11:59  
**To:** Planning  
**Subject:** Application 3/2020/0667

**From:** [REDACTED] Beck House, Coniston Cold, Skipton, BD23 4ED  
**Re:** Application 3/2020/0667  
**Site address:** Whitcher Well Fish Hatchery, Whitendale Road, Dunsop Bridge BB7 3BL  
**Date:** 01/12/2020

I would like to object to this proposed development at Whitcher Well Fish Hatchery. I regularly visit this Area of Outstanding Natural Beauty for walks up the valley, to observe the abundant wildlife and enjoy the peace and quiet of this area. I am concerned that the development will create additional/excessive levels of traffic along the single track road which is enjoyed by many walkers and family groups who are wanting to experience the beauty and peacefulness of the area without needing to leave the road. I am also concerned that the residents in the proposed development will create additional and potentially excessive levels of noise, disturbing the natural and unspoilt environment which is currently enjoyed by so many species - fundamentally changing the character of the area in a very negative way.

Regards

[REDACTED]

This message has been scanned for malware by Forcepoint. [www.forcepoint.com](http://www.forcepoint.com)




Except where specifically stated to the contrary, any information about price or value contained in this email is provided purely as guidance prior to a possible transaction. It does not constitute a formal valuation and may not be relied upon for any purpose whatsoever other than as marketing advice. Please note that this e-mail and any attachments have not been encrypted. They may therefore be liable to be compromised. Please also note that it is your responsibility to scan this e-mail and any attachments for viruses. We do not, to the extent permitted by law, accept any liability (whether in contract, negligence or otherwise) for any virus infection and/or external compromise of security and/or confidentiality in relation to transmissions sent by e-mail.

~~Millersbrook COVID-19 PROTOCOL~~

18

**Nicola Gunn**

**From:**   
**Sent:** 01 December 2020 21:13  
**To:** Planning  
**Subject:** Planning Application 3/2020/0667 Whitcher Well Fish Hatchery Whitendale Road, Dunsop Bridge. BB7 3BL

Dear Sir

I wish to lodge an objection to the above planning application.

For 26 years I have visited this specific area approximately 10 times per annum, staying overnight at the Inn at Whitewell.

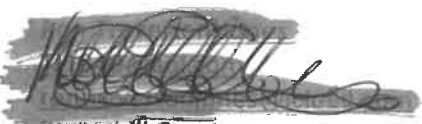
I know the valley in which this application relates together with the hills above, the river and forestry extremely well and visit the area around the Fish hatchery on most of my visits.

My concerns are simple. This is a unique and valuable area that already becomes extremely busy with walkers particularly at weekends and during recent lockdowns; this is not surprising. nor does it have a significant long term impact on the tranquility of the area .In addition I am pleased to see the interest of families and walkers being able to enjoy the area. But a holiday letting development is likely to increase the impact of temporary residents overnight and will have a significant visual detriment to the area.

The views from the surrounding hills are astounding and unspoiled. The scale and design of the proposed buildings appears inappropriate. . There are nearby AONB and SSI designations showing the importance to the local environment, nature and wildlife of the valley.

I have concerns at light pollution, increased traffic, disturbance of wildlife and the appropriateness and scale of the development.

Yours faithfully



Ravenhill Court  
Lulsley  
Knightwick  
Worcs  
WR6 5QW  
07785-297911  
01886-821242

Ravenhill Woodlands  
Lulsley Lagoon  
Lulsley Shoot  
Ravenhill Arboretum

THE  
**INN AT WHITEWELL**

*Forest of Bowland*

NEAR CLITHEROE, LANCASHIRE BB7 3AT  
TELEPHONE: 01200 448 222 FAX: 01200 448 298  
EMAIL: reception@innatwhitewell.com  
WEBSITE: www.innatwhitewell.com

Adam Birkett  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancashire BB7 2RA

27<sup>th</sup> November 2020

Dear Mr Birkett

Ref: Planning Application 3/2020/0667 Conversion and change of use of former fish hatchery

I write to strongly object to the above application. This is an area of outstanding natural beauty and is a haven for brown hares, hedgehogs, plovers and other wildlife whose habitat is under so much threat.

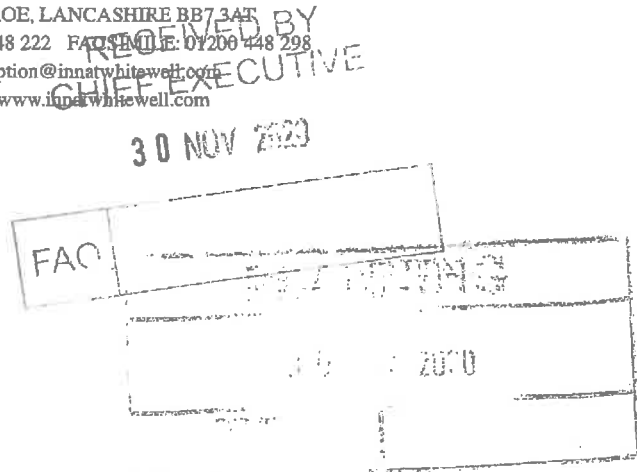
The planned application is accessed only via a narrow but well tarmacked single track road. Due to the condition of the track it is frequently used by young families for walking, and toddlers learning to ride their bikes, as my children did many years ago. Further traffic on this track would make it dangerous.

Whilst accepting that the private road is an attraction in itself because it is so quiet and safe, it is also highly attractive to the parents who can enjoy the outstanding scenery and beauty of a truly rural part of Lancashire whilst ironically staying on a well maintained bit of tarmac.

We feel strongly that the hatchery should remain as a hatchery in case there is an enthusiasm to once again allow salmon propagation programs to help bolster the natural stocks which have been reducing dramatically since I was a boy.

I also believe the quality of water coming from the stream running alongside this building is of outstanding purity hence why the hatchery was originally built there. This won't be improved by having an accommodation unit developed on the site.

In a wider sense does Lancashire really need a ghastly conversion without any redeeming design features whatsoever spoiling one of the most beautiful wild spots that my family and I and many others have adored for over 50 years.





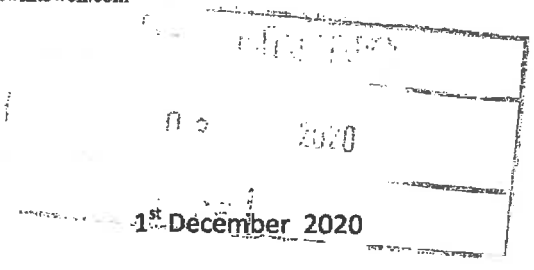
17 AB

THE  
INN AT WHITEWELL

*Forest of Bowland*

NEAR CLITHEROE, LANCASHIRE BB7 3AT  
TELEPHONE: 01200 448 222 FACSIMILE: 01200 448 298  
EMAIL: reception@innatwhitewell.com  
WEBSITE: www.innatwhitewell.com

Adam Birkett  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancashire BB7 2RA



Dear Mr Birkett

Ref: Planning Application 3/2020/0667 Conversion and change of use of former fish hatchery at Witcher Well, Dunsop Bridge.

Further to my letter of 27<sup>th</sup> November I write to add a further point to my strong objection to the proposed conversion of this building into letting accommodation. Within this area in the last 3 years we have had an explosion of eco pods and similar short let properties.

- 20.12.17 Browsholme Hall, construction of 10 accommodation pods.
- 27.08.17 The Out Barn, Bashall Eaves erection of new building to provide 8 bedroom accommodation.
- 12.12.17 Foxfields Farm, Camping facility and 5 pods.
- 19.01.18 Red Pump Hotel 5 Shepherds Huts
- 27.08.20 Sandal Holme Barn, Activity centre and bedroom accommodation
- 25.11.20 Eaves Hall, West Bradford construction of 15 eco lodges.
- 05.10.20 Bashall Barn. Change of use of shop and restaurant to create overnight accommodation.

For those of us that currently have existing holiday cottages this is becoming a very crowded market place without any indication that there is in fact enough consumer demand.

I hope the above objection can be assimilated with those in my letter of the 27<sup>th</sup> November.

Yours Sincerely



RECEIVED BY  
CHIEF EXECUTIVE  
- 3 DEC 2021



Nicola Gunn

(15)

**From:**   
**Sent:** 01 December 2020 22:41  
**To:** Planning  
**Subject:** Fwd: Application 3/2020/0667 ~ BB7 3BL

> Dear Sir/Madam

>

> Re : Planning Application for Whitcher Well Fish Hatchery, Whitedale Road,

> Dunsop Bridge BB7 3BL ~ Ref No. 3/2020/0667 ( the Site)

>

> I write to raise my objection and appeal against the above referenced planning application on the following grounds :-

>

> 1. The proposed Site is in an Area Of Natural Beauty ( AONB ) and thereby has its own legislation but the effect of noise, traffic and the effect on wildlife in the area where I frequently walk would be excessive and everlasting. Further consideration should be given to the landscape effects as the Site itself forms part of a Local Wildlife Designation.

>

> 2. The proposed Site is completely surrounded by a Site of Special Scientific Interest (SSSI) having Bowland Fells only 600m away to the West and 400m to the East. I believe there are possible ecological effects arising from this proposed development which should be taken into account and a specialist study should be carried out and the results published from a protection viewpoint.

>

> Finally, I find it disappointing that I happened to hear about this application by word of mouth and not by any formal notification.

>

> I await with keen interest for the successful rejection of this application.

>

> Yours faithfully

>

> 

> Fellside

> Kemple End

> Stonyhurst

> Lancashire

> BB7 9QY

>

> 1st December 2020

15

**Nicola Gunn**

**From:** [redacted]  
**Sent:** 02 December 2020 01:09  
**To:** Planning  
**Subject:** Application 3/2020/0667

Dear Sir

a) My name and postal address:

[redacted]  
[redacted]

ARKHOLME

VIA CARNFORTH

LANCASHIRE

b) application number - Application 3/2020/0667

c) site address - Whitcher Well Fish Hatchery, Whitendale Road, Dunsop Bridge BB7 3BL

d) 2/12/20

I have only recently been made aware of this application.

I would like to voice my objection to this application.

This proposal is situate on a restricted access lane.

Hitherto, it has been used to access the 2 farms at Brennand and Whitendale. There are no further dwellings up the valley.

Lower down the valley is the Bishops House and the cottages owned by the Duchy.

The remaining houses on this lane are well within the village of Dunsop Bridge.

To allow this proposal would be a complete departure from the nature of the housing that has existed hitherto. The existing housing is for family residential and working use, and the access to such properties means that traffic along the lane is restricted and kept to a minimum. It is noticeably light. Holiday homes is a radical departure form the traditional and residential use to which dwellings along this lane have been put.

This is important in the context of the other uses to which the lane is put, particularly by ramblers, joggers, families enjoying a rural walk in the peace and tranquillity of the Dunsop Valley.

It is a safe roadway – children can run around and have complete freedom. I have visited this particular locality for the last 60 years and still enjoy its special, restful and secluded location and amenity. This proposal will put considerable added pressure upon the safety of the highway. It will produce traffic conflict on a single carriageway, meaning that one party will have to give way, often by driving off the lane onto the verge. Lest it be thought that

there is traffic only from the residents, this is a fallacy. Postman, bin men and other services use the lane. Consideration would also need to be given to the emergency services gaining access to this property. There will be deterioration in the rural aspect as a result, and enjoyment of this is an important advantage for those foot visitosres to this particular location.

It is an area of outstanding natural beauty and I would suggest that this proposal would blight this.

Wildlife of all varieties enjoy the peaceful haven of this area – with rare birds, unusual mammals, roe deer, sika deer, squirrels and assorted insects, butterflies and aquatic life in the immediate vicinity of this proposal. The added intrusion of visitors, everchanging under the proposed use to which it is intended to put the premises, will have a deleterious effect upon all this life, human and wildlife.

Residents are used to the divers wildlife inhabiting this location and drive and conduct themselves accordingly .

Added traffic will lead to animals being run over – rabbits, hedgehogs, young deer, wild birds, domestic hens, stoats, weasels, badgers, foxes – the list is endless. All the varied wildlife that is so cherished in this location.

Added vehicle and human noise would also have a deleterious effect upon this location.

The scale of the design is utterly out of keeping with this most scenic part of the Trough of Bowland. It would be a carbuncle in a delightful green space with added motor vehicles and an everchanging clientele, some of whom may respect the countryside and the Country Code, and some who may not.

Walkers, ramblers and families go home at the end of the day, leaving the countryside to return to its natural, private and discrete state. The continuing presence would ruin the period of the day when the locality should be entitled to return to its peace and tranquillity.

There will be increased noise and disturbance. The whole character of the area will alter, and not for the better.

One of the very special features of this particular location is that it is virtually 100% free of any light pollution. Permission to allow this proposal would terminate this very special feature which is very much cherished by humans and wildlife together. One dwelling, let alone 3, would amount to a massive intrusion on this.

Thank you for this last minute opportunity to voice my concerns. I was troubled to apprehend that it was only at the last minute that I did hear about this application.

I would ask that this application is rejected.

Yours Sincerely

(14)

**Sharon Craig**

---

**From:** [Redacted]  
**Sent:** 02 December 2020 15:47  
**To:** Planning  
**Subject:** Fwd: Witcher Well Fish Hatchery - road photographs  
**Attachments:** Photo1.jpg; Photo 2.jpg; Photo 3.jpg; Photo 4.jpg; Photo 5.jpg; Photo 6.jpg

Dunsop road photographs - first 6

[Redacted]

Townley House  
Leagram  
Preston  
PR3 2QS

01995 61589

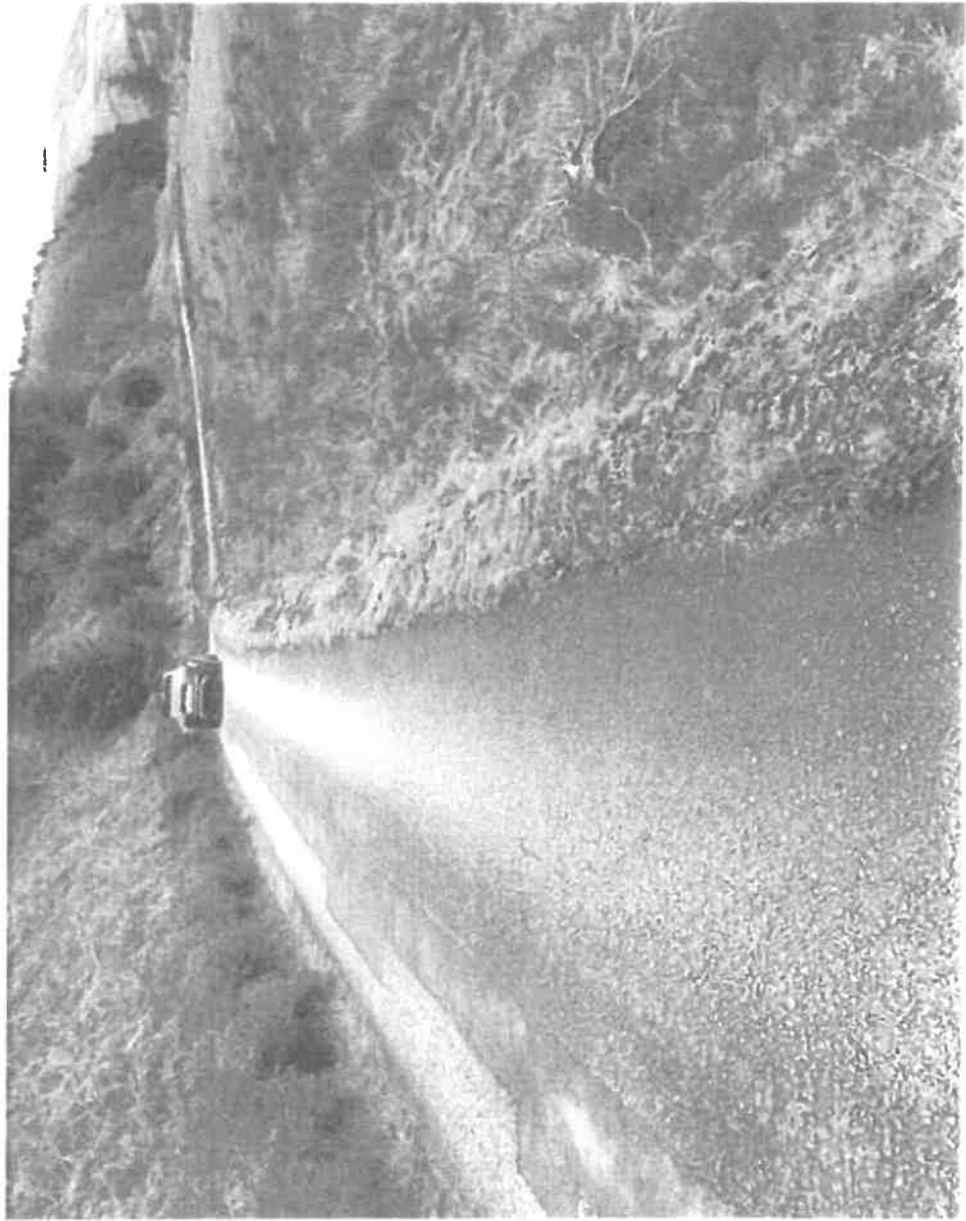
Application 3/2020/0667

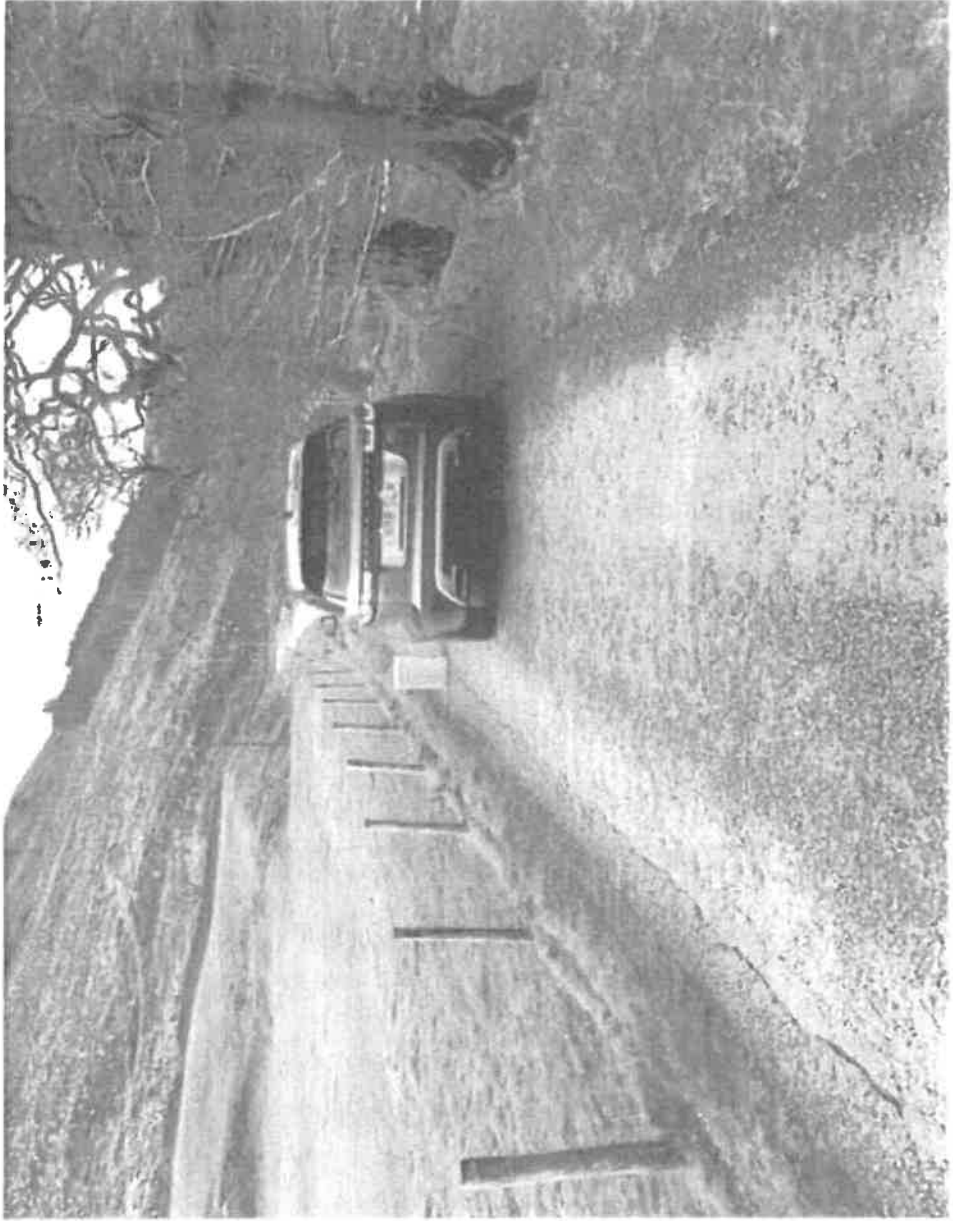
Site Address - Witcher Well Fish Hatchery, Whitendale Road, Dunsop Bridge, BB7 3BL

2 December 2020.

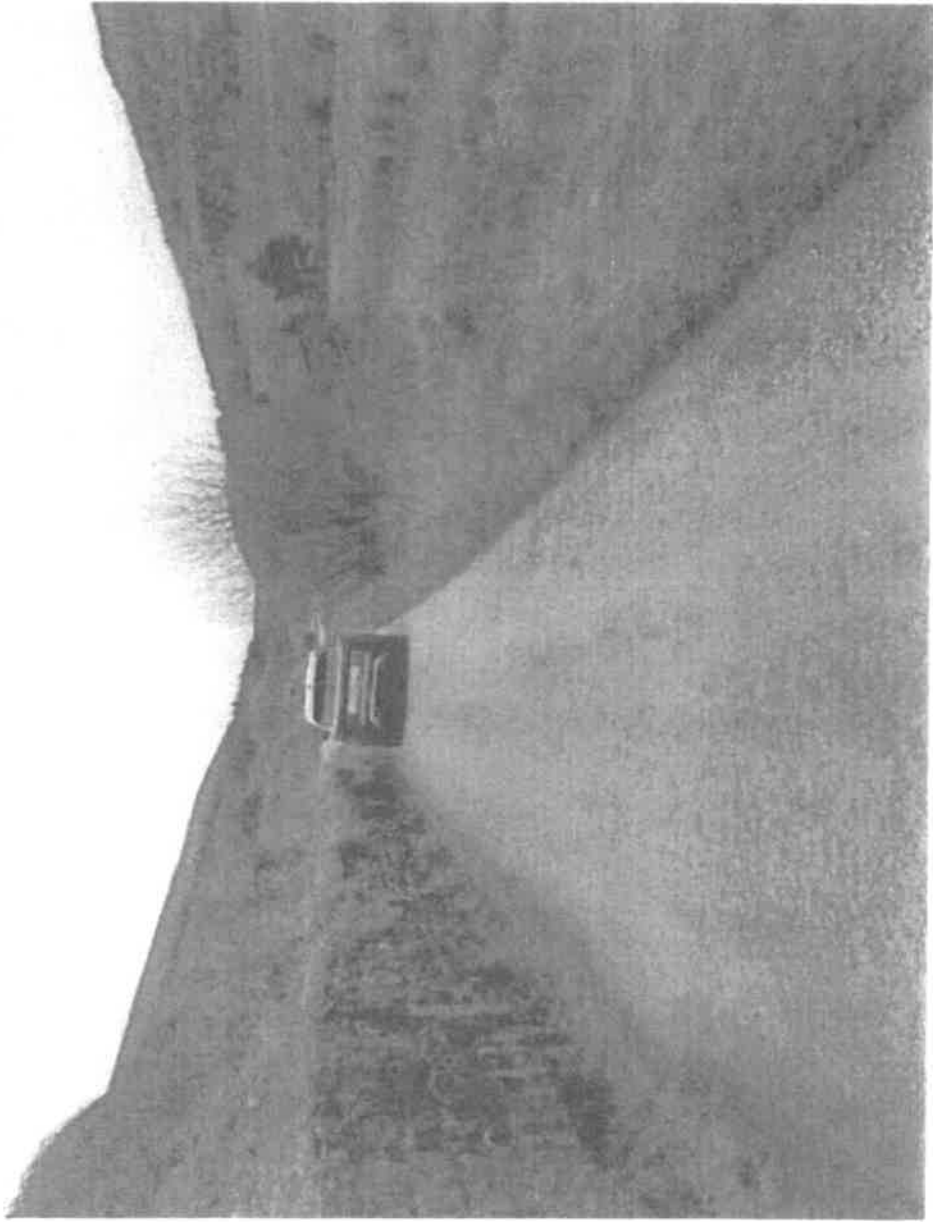
Please add to objection statement sent earlier today.

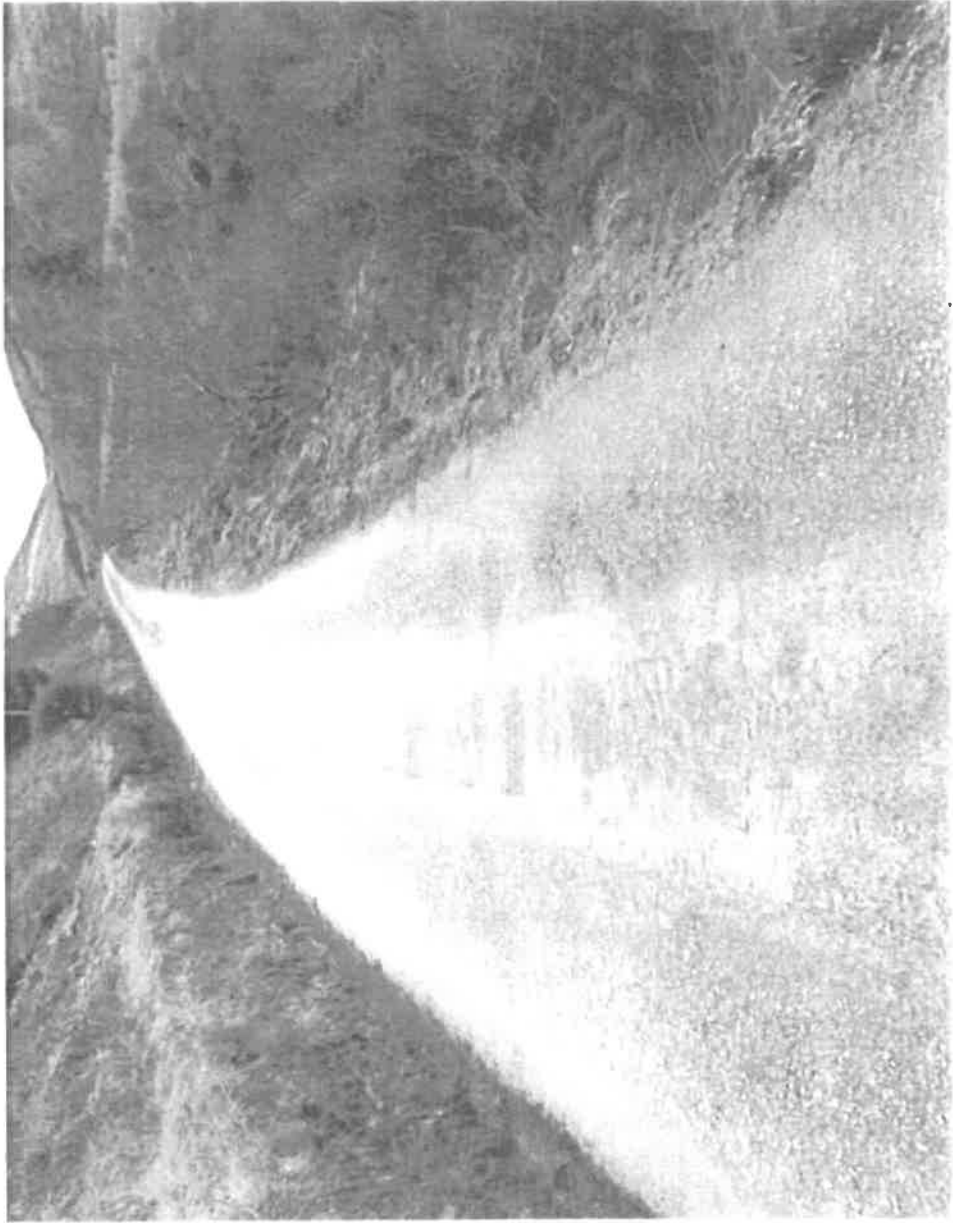


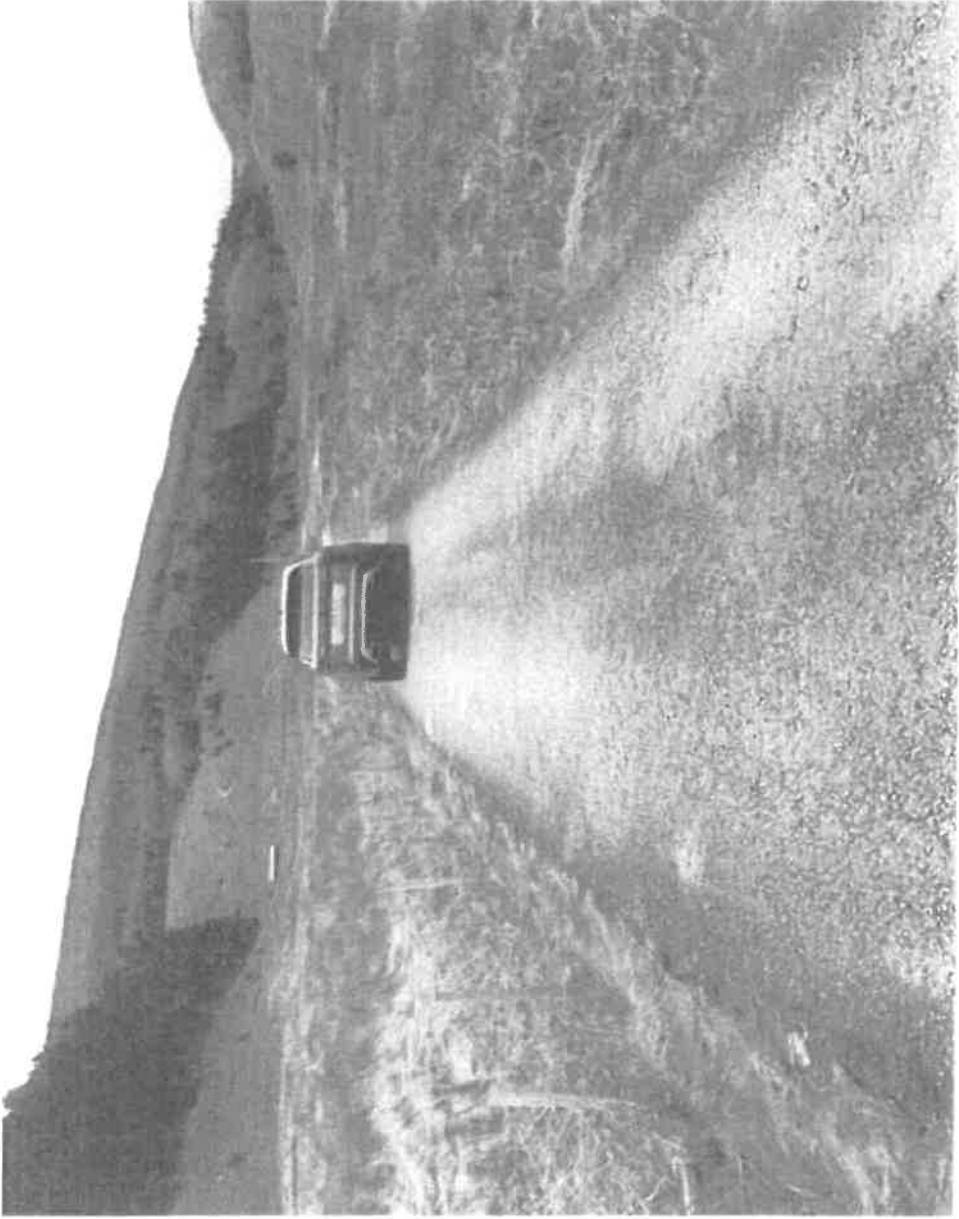


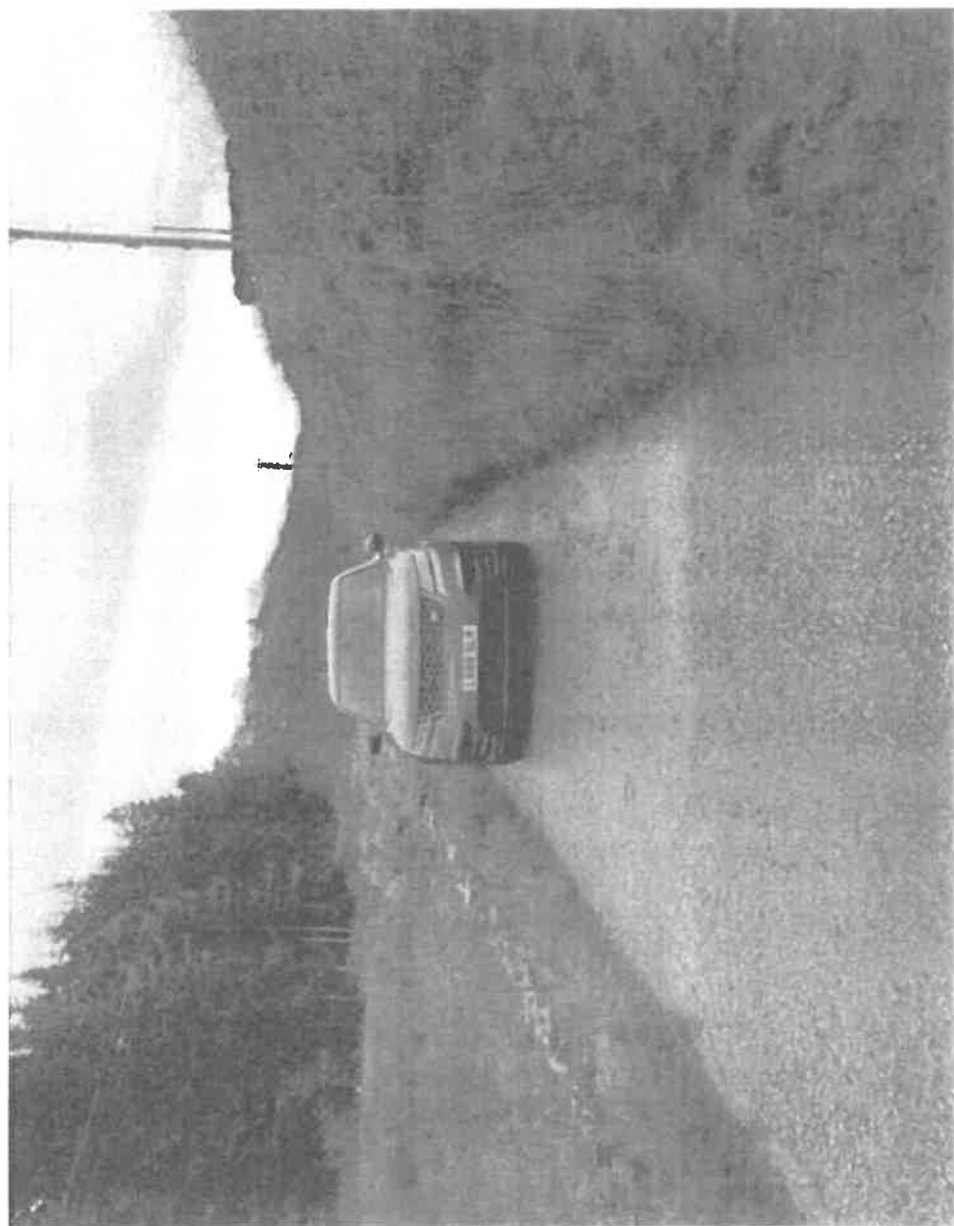












**Sharon Craig**

---

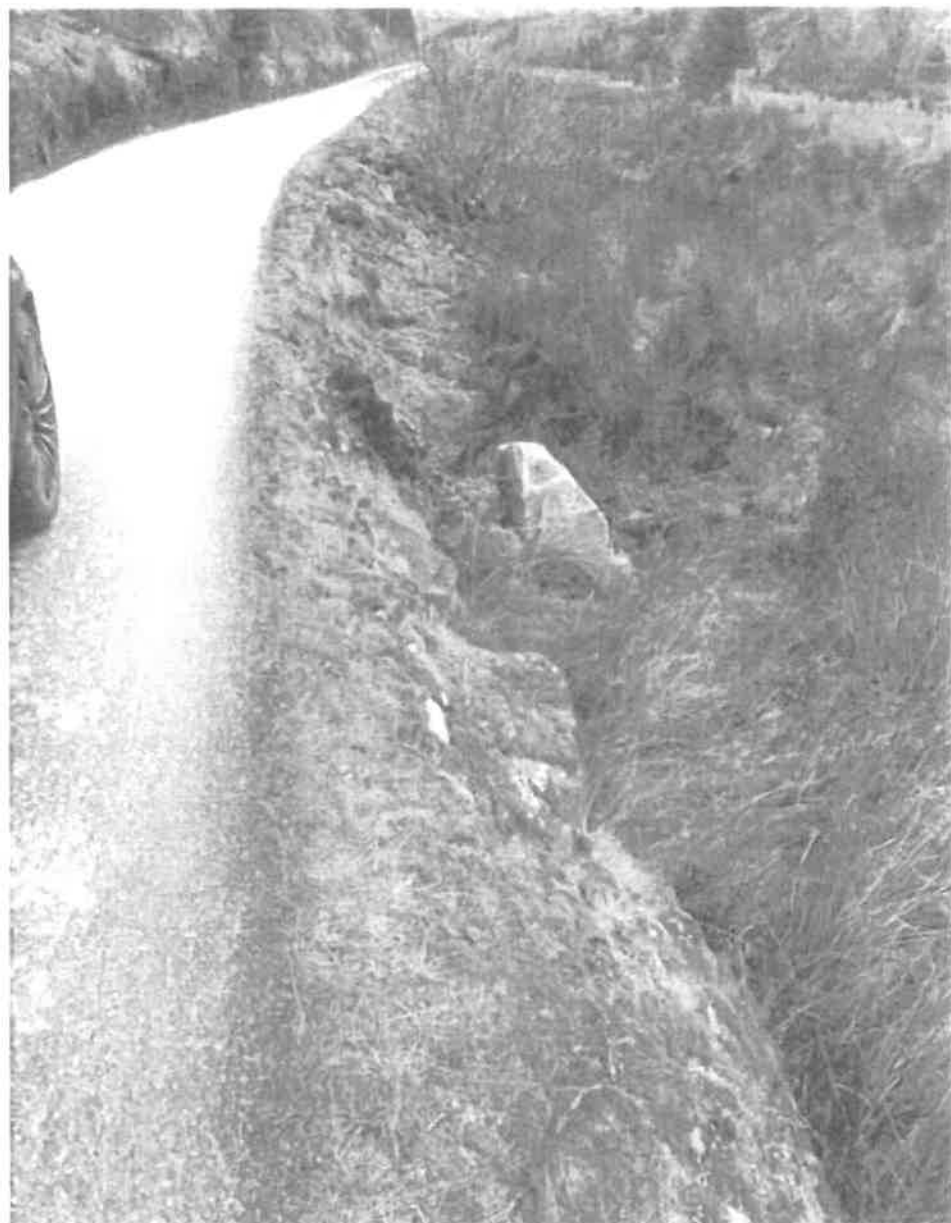
**From:** [Redacted]  
**Sent:** 02 December 2020 15:59  
**To:** Planning  
**Subject:** Fwd: Dunsop photographs - second 6  
**Attachments:** Photo 7.jpg; Photo 8.jpg; Photo 9.jpg; Photo 10.jpg; Photo 11.jpg; Photo 12.JPG

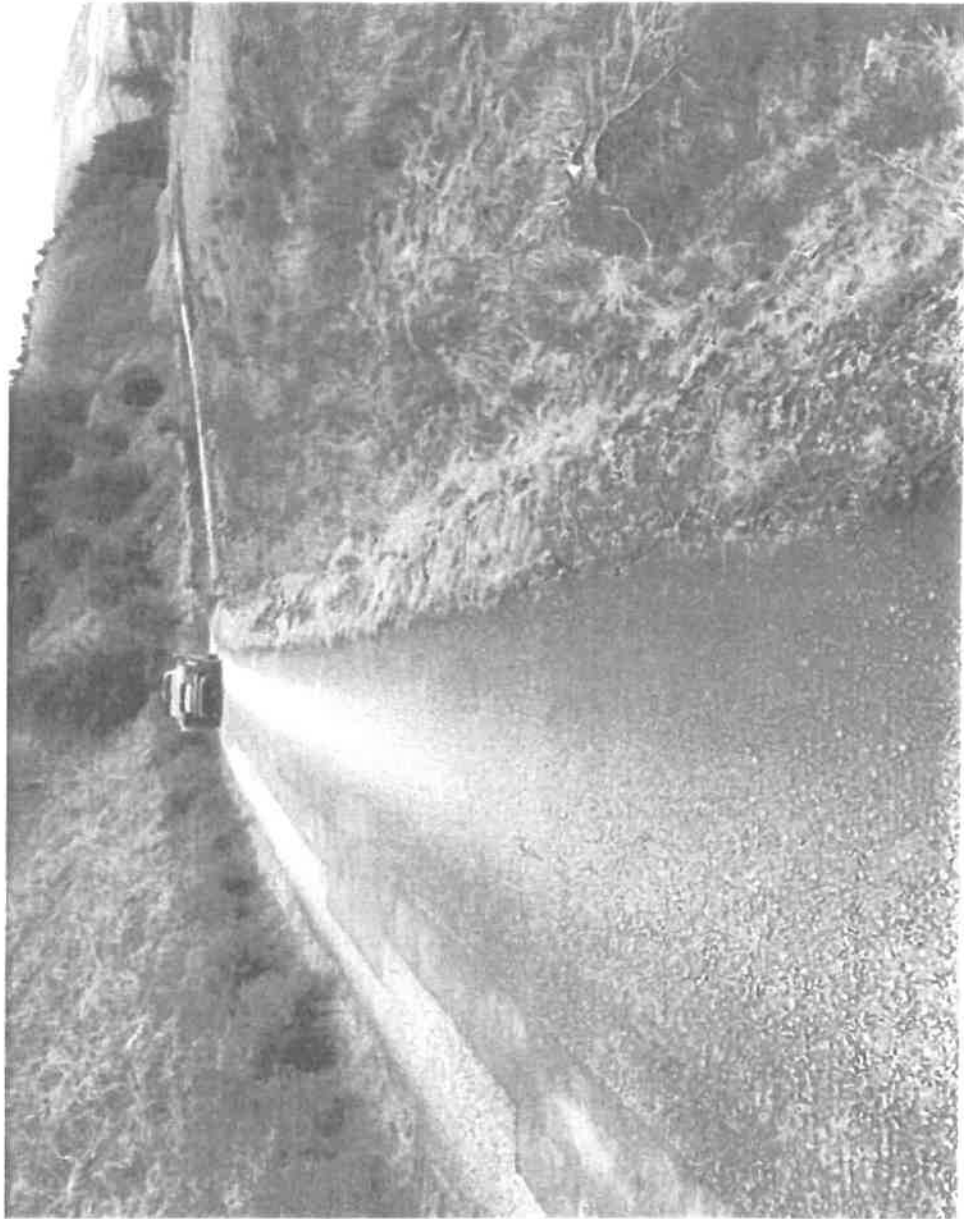
Witcher Well road photographs. Application 3/2020/0667

Site - Address Witcher Well Hatchery, Whitendale Road, Dunsop Bridge, BB7 3BL

[Redacted]  
Townleyhouse  
Leagram  
Preston  
PR3 2QS

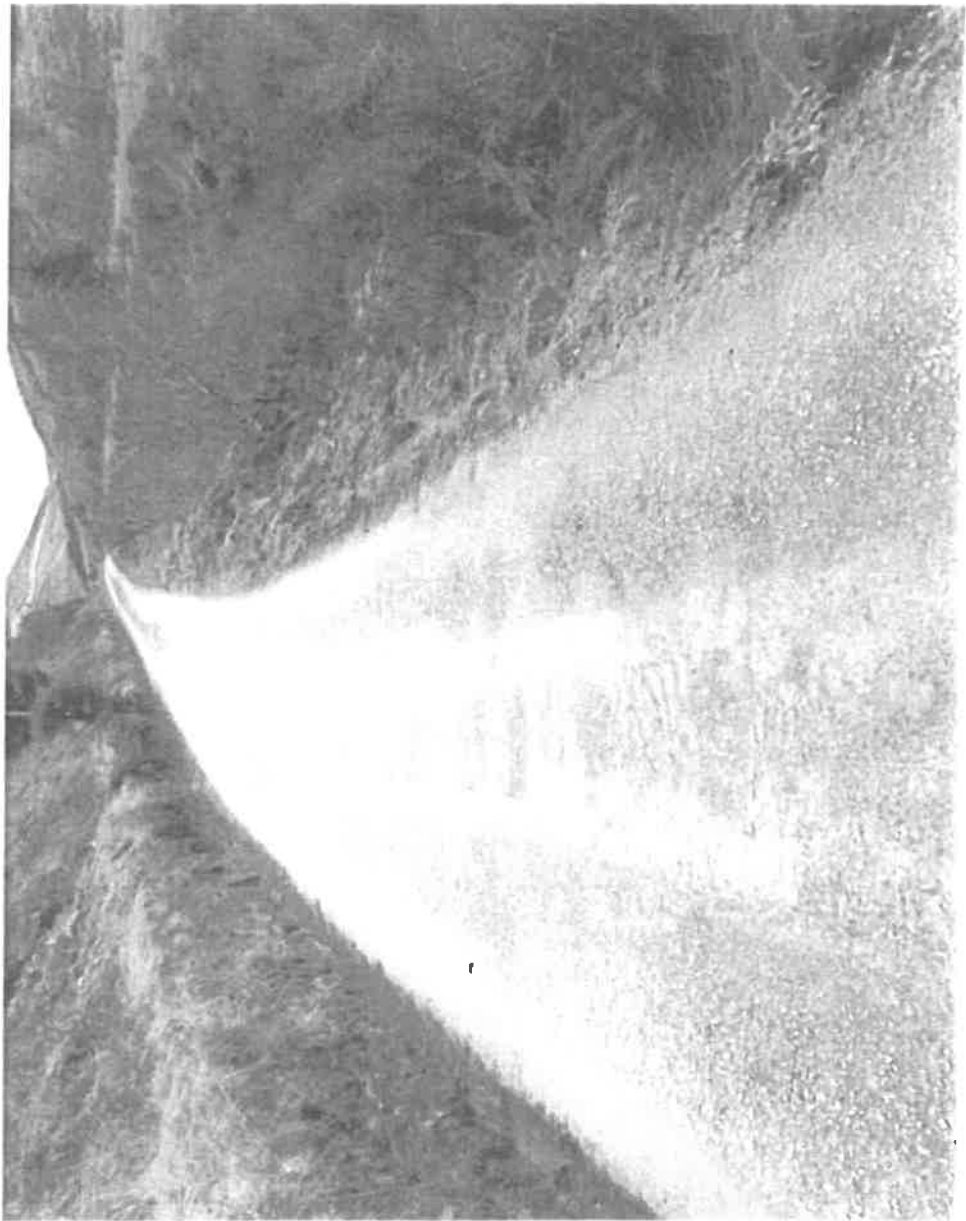
2 December 2020 Please add these attachments to Objection Comments sent earlier this afternoon.

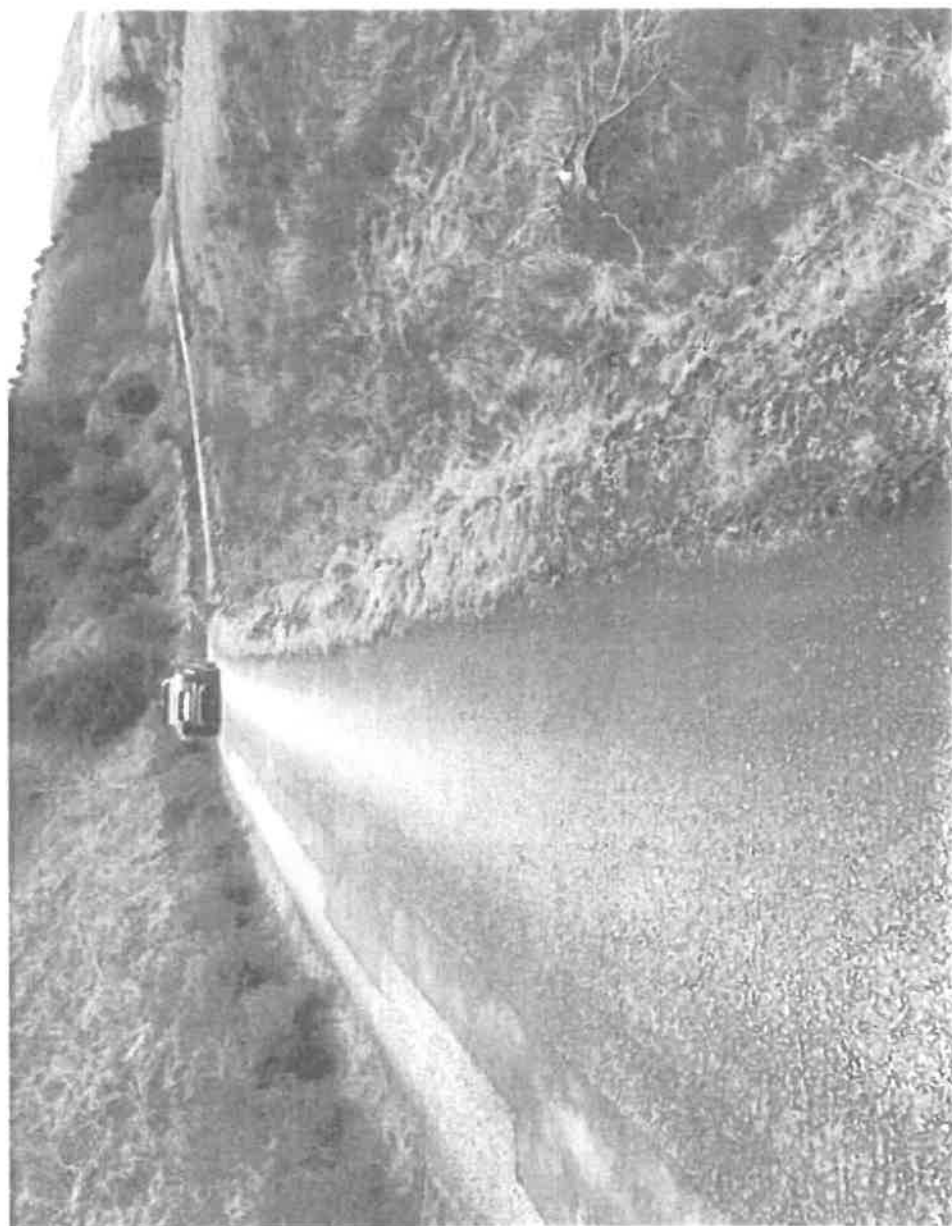
















**Witcher Well Fish hatchery – Change of use for three Holiday Let Units with associated car parking for six cars.**

**Application 3/2020/0667**

I write to object very strongly to this proposal. It seeks to import, some two miles into the Dunsop valley countryside, residential letting together with cars and car parking for six cars.

This is a uniquely accessible peaceful and tranquil valley, in an Area of Outstanding Natural Beauty. The valley has become a Mecca for walkers, birdwatchers, photographers and those who wish to enjoy unspoilt and vast areas of the Forest of Bowland leading on foot to Staple Oak, Beatrix and Whitendale Fells.

The narrow single track private road in this valley, which is a public right of way and also a bridleway, currently has very sparse traffic indeed, arising mainly only from three farms, three dwellings and estate and forestry staff. The valley roads run to about eight miles, mainly to the farms. No other traffic is allowed on this road unless it is authorised. It is maintained with correct signage. This state of affairs is very well adhered to.

It is for this reason that the walkers and others flock to the valley for quiet enjoyment, safe in the knowledge that they have a very safe and mostly flat macadam surfaced road, ideally suitable for families, some with push chairs, the disabled and toddlers with tricycles. Some 150 to 200 visitors a day will come to the valley, especially at weekends and fine days. The numbers are increasing following the effect of the Covid problem.

The Application has almost no comments at all to make on traffic and the effect of traffic in the valley and concentrates mainly and hugely on the Environment, development, landscaping and ecological enhancement, biodiversity gain, landscape and visual impact, habitat management, planning requirements, development within the AONB, visual effects, wildlife, flooding, economic benefits and much comment.

The mention of cars and traffic in the 32 pages of the Planning Statement together with the 78 pages of the Landscape and Visual impact assessment amount to the following few paragraphs amounting to less than one page!

Proposal planning comments concerning vehicles and traffic.

*Page 6 – Material considerations – (That) there are no adverse impacts from the proposed development in terms of landscape, highways or environmental impacts which would significantly and demonstrably out weigh the benefits'*

*Page 8 – Change of use and conversion of fish hatchery building, including small extension, replacement of septic tank and creation of parking area for 6 cars.*

Page 11 - The site is accessed from Whitendale road, a private road off the main road through Dunsop Bridge. We understand Mr Ibison has full vehicular access rights over the private road. The road is also a public bridleway.

Page 13 - A small car parking area would be laid out on to the side (north) of the fish hatchery building accessed via the existing site entrance.

Page 16 - The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance.

The site can be accessed by an existing private road and requires no new road infrastructure to access it. The scale of visitors would result in low levels of traffic generation. There are no regular bus routes to the area, but connections are available in nearby larger settlements which could encourage use of public transport for part of the journey.

Page 22 - Visitor numbers at any one time will be low, and therefore there will be no detrimental impact in respect of highways or neighbouring amenities (the nearest residential property is approximately 600 metres down the private road.)

Page 31 - Points against - Some limited visual effects due to change in the nature of the view by introduction of potentially a higher number of vehicles onto the site.

#### Vehicles and traffic

The negative impact of the introduction of traffic into the valley would be immense. From time to time, unauthorised vehicles travel up the valley and park where they will and have to be politely asked to leave. Some are not so pleased.

It is obvious that within a very short time, savvy walking visitors would notice the increasing valley traffic that would be generated by the residents, their visiting friends and those wishing to view the lets and would come in their own cars. Moreover, residents, apart from leaving the valley for their outside requirements, would be bound to explore the roads up to the farms, some two to three miles beyond the site to each farm. The farms have no parking and turning facilities as they are working farms and there are very few passing places. The Whitendale farm road in particular has some mountainous lengths with precipitous drops.

Exactly this sort of frenzy of cars took place just before the first lockdown and caused chaos, with cars going to the farms at the top of the valley.

The private and quiet road system of some eight miles in all, would be a nightmare if it were to be taken over by boy racers. The developer states he has full vehicular access rights over the private road. This presumably extends to motorbikes, quad bikes, off road motorbikes and other dangerous types of vehicles. The valley used to be plagued with them until the police became involved, gates were fitted and padlocked and the games died down. A build up of all the new traffic would become unmanageable and the road would become both unsafe and exceedingly noisy. Moreover, who and what is going to stop them if they career up and down in the evenings, never mind the days. Casual visitors will ignore the authorised only traffic rules and picnic and barbeque and as they usually do, leave their rubbish behind. No doubt many current visitors would be tempted to leave and look for another valley for their walks. If the valley loses visitors to other areas, this is a threat identified by the AONB Management Plan. Only last week, two such bikers were asked leave who were about to start up. So much for quiet enjoyment.

It is surely obvious that the jewel, which is the Dunsop valley, is at very great risk of being wrecked. One only has to see the huge build up of visiting traffic in the neighbouring Trough of Bowland valley, much less than a mile away, to see what could happen at Dunsop. There are cars struggling to find anywhere to park in the area.

It is also obvious that with an ever increasing traffic problem, this will conflict with the walkers.

#### The Site Access Road

No comment has been made in the proposal concerning the size of the site road, which is pertinent, bearing in mind the cars, farm vehicles and assorted trucks have to safely pass the walkers and each other at the infrequent passing places. The track width is 2.9 metres (9 ½ ft). This leaves very little room for cars and walkers to pass. (The highway code car parking space is 8 ft.). Photographs attached will show how little space there is.

#### Salient points for consideration.

*Policy DMG2 (para4.10) confirms that the most important consideration in the assessment of the development proposals in the AONB will be the 'protection enhancement and character of the area'.*

I can see no protection or enhancement or character improvement in the area were the proposal to be passed. Contrary to what the developers claim, there will be significant and demonstrable adverse impacts arising from the development, in particular to the tranquillity of the site.

*4.13 The LVIA notes that the site forms an insignificant part of the wider AONB.*

DMB3 4.6-4. ....the proposals should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance.

The proposal fails on this requirement.

4.6-2 The site..... is on a public right of way/bridleway providing direct and safe access.

With the anticipated increase in traffic, there would be little safe access.

4.6-4 The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network.

The proposals would fail in every particular.

8.5 The scheme has the opportunity to deliver a low key and environmentally sensitive development which delivers economic, environmental and social benefits to the area.

This is a wishful aspiration.

#### The National Planning Policy Framework and Planning Guidance.

Paragraph 172 – Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.

Consideration of such (planning) applications should include an assessment of:

c) Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Paragraph 180 – The planning policies should

a) Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life.



- b) Identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason and
- c) Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscape and nature conservation.

These comments from the guidance wholly cover the Proposal in the following areas:

- 1) spoiling the recreational opportunities for the walkers, birdwatchers and families caused by increasing and unsafe traffic on the narrow roads,
- 2) the noise from the new development, the lack of protection to tranquil areas, and increased disturbance spoiling the amenity value.
- 3) the interference to the intrinsically dark landscape and disruption to nature conservation.

Owing to the very small amount of traffic in the valley, 'it shuts down' so far as the wildlife is concerned at dusk in the winter and early evening in the summer, since nearly all the walkers have gone home. It is quite uncannily quiet for nearly all of that time.


If the proposal were to succeed, the residential noise would continue into the night, since the guests are on holiday, with necessary lighting from around and within the complex. This is the time for fires, barbecues and the like and as always loud music.

There would be a detrimental effect on the large number of wild duck and other waterfowl which inhabit the reeded and scenic pond which is only some 50 metres from the site on the opposite side of the road. Ducks do not like noise and light in the evening and night. The pond is fed from a pristine Witcher well stream.

#### Witcher well stream

Having spent time at the fish hatchery in the days it was in use, I recall that the Witcher well stream runs very near indeed to the main building where the proposed may be built. It also appears that the car parking area could well be within the 20 metre distance of the stream, though we have not seen a site drawing with dimensions.

This Proposal has two conspicuous parts, the guest residents and the walkers. One may ask who would be the beneficiaries if the proposal succeeds. Not the walkers and their families nor the farmers nor the wildlife nor the locals. The residents may be if they can put up with frequent journeys to Dunsop Bridge and beyond, but the developer certainly would. It would be a poor conclusion if the proposal was passed and so the result being the turning of the peaceful and tranquil private road into one overwhelmed with vehicles and losing its privacy.

  
Townley House  
Leagram  
Preston  
PR3 2QS

  
Submitted 2 November 2020




(12)

AB

**Sharon Craig**

---

**From:**   
**Sent:** 02 December 2020 14:39  
**To:** Planning  
**Subject:** Witcher well Objection  
**Attachments:** a new- witcher obj 5 font.doc

Dear Mr Adam Birkett


I attach my objection comments in connection with the Witcher well Planning Application,

Witcher Well Fish Hatchery, Whitendale Road, Dunsop Bridge  
BB7 3BL

Application Number 3/2020/0667

I will very shortly also forward to you a set of photographs showing the road details, which please add to my objection document.

Regards

  
Townley House  
Leagram  
Preston.  
PR3 2QS

  
2 December 2020

From: webmaster@ribblevalley.gov.uk  
Sent: 02 December 2020 15:38  
To: Planning  
Subject: Form completion: Planning Application Comments Form

**FORM DETAILS**

Web Ref No: 22833  
Form: Planning Application Comments Form  
Completed: 02/12/2020 15:37:40  
Status: Pending

**USER DETAILS**

Site user email: Unregistered user

**USER INPUTS**

title: [redacted]  
LastName: [redacted]  
firstName: [redacted]  
numberName: 1  
postAddress: 1 Lane End Cottages Trough Road Dunsop Bridge  
postCode: BB7 3BG  
refNo: 3/2020/0667  
addDev: Whitcher Well Fish Hatchery Whitendale Road Dunsop Bridge BB7 3BL

comments: This development is potentially a major threat to local children attending Thorneyholme Primary School. Most of these children walk to and from school and it would be reasonable at this stage of the application to put RVBC on formal notice that any failure to properly consider and address construction traffic and increased vehicle usage by subsequent users of the holiday lets would be a clear Dereliction of Duty. By this objection to the application, I would also therefore put RVBC on formal notice that any deaths or injuries resulting from increased vehicle usage by strangers to the area, on very narrow roads, would be the direct incurred liability and responsibility of Nicola Hopkins, her involved officers and all Councillors responsible for any approval. Another serious consideration which should be given to refusal of the application is that the applicant does not live locally and therefore any potential disruption from those letting the unit s would fall to local residents to resolve. This would be both unacceptable and unreasonable.

Sharon Craig

(9)

AB

**From:** [REDACTED]  
**Sent:** 02 December 2020 14:11  
**To:** Planning  
**Subject:** Re application 3/2020/0667whitcherwell hatchery

I object to this proposal on the grounds of access, only a single track road to the hatchery, lots of walkers use this path, and could be dangerous to the public especially those with young children. This is a place of natural beauty, for wildlife, which would be disturbed. There are lots of wildfowl on the river, game and carrion in the adjacent woods. You could ask any of the walkers who use this road, and they would not want to see a car park with half a dozen vehicles parked up, in this beauty spot, spoiling the view. This is a confirmed bat roost, and as such should be refused planning consent. When the bat survey was carried out in October bats would be roosting in the woods, there should be another survey done in the depths of winter, when bats roost in the building sent by [REDACTED] heephill lane, new longton nr Preston pr4 4yn

(8)

**Nicola Gunn**

**From:** [Redacted]  
**Sent:** 01 December 2020 10:37  
**To:** Planning  
**Subject:** Objection to Planning Application 3/2020/0667

[Redacted] 1 St Wilfrids Mews, St Wilfrids Road, Ripon, North Yorkshire,  
Planning Application 3/2020/0667  
Whitcher Well Fish Hatchery, Whitendale Road, Dunsop Bridge BB7 3BL  
December 1st 2020

Dear Sir or Madam / To whom it may concern,

I am writing to state my objection to the above planning application.

I am a frequent visitor to the Dunsop Bridge area – often staying with Friends near Clitheroe or at the Inn at Whitewell and know the valley well.

This development would be a disaster for the people who already use the valley for leisure / exercise.

The additional number of cars going up what is a single track road would ruin the tranquil and peace that the area currently enjoys. Adding unnecessary pollution from exhaust fumes would be horrific.

The number of new journeys up and down the road for provisions, trips to the pubs / cafes in the area, friends visiting those staying at the proposed site mean a huge influx of traffic.

Have the developers allowed for the road to be upgraded to a proper two way road to allow cars to safely pass one another? No – well they should.

What would happen if people brought fast cars and decided to race down the narrow tracks – there is no obvious law enforcement in the area. What would happen if any of the families who use the very quiet roads with pushchairs and for toddlers were still out when / if this happened?

The effects on the local wildlife and biodiversity will be felt for ever.

The light pollution would be another horrible side effect.

No doubt visitors to the area would insist on mobile phone coverage so presumably there would then be an application for a phone mast.

6 Visitor buildings would quickly become more, there would be a need for bigger car parks and street lighting.

I dread to think what level of litter would be created – fires and disposable bbq's left with tin cans and endless polystyrene cups.

This application should be denied and this beautiful valley left to those who use it in the respectful way it currently is used

Yours

[Redacted Signature]

**Nicola Gunn**

---

**From:** ~~Nicola Gunn~~  
**Sent:** 30 November 2020 17:50  
**To:** Planning  
**Subject:** 3/2020/0667 - Witcher Well Comments  
**Attachments:** Planning Application 3-2020-0667.pdf

Dear Sir/Madam,

Please find attached detailed reasons for my objection to the development at the redundant Witcher Well Fish Hatchery, Whitendale Road in Dunsop Bridge.

As a summary I consider the development wholly inappropriate in this unspoilt part of the AONB and one of England's great landscapes. The development, of this business concern, will irrevocably change the character and nature of the valley it lies in. Additional road traffic along Whitendale Road will create a danger to the existing users of what is effectively a track. The buildings, apparently being redundant and of no architectural significance, should be removed and the area returned to a natural state.

I would also like to point out that I feel there is a procedural problem within the borough's planning system. This is the second time I have experienced a parish council that was not aware that they can ask for planning applications to be discussed/decided at committee. This is particularly important in rural areas of the borough where, as consultees are limited to immediate neighbours, those consulted might number in the low single figures and objections can readily fall below the 10 required [for committee discussion/decision].

Regards

~~Nicola Gunn~~

Meadowcroft  
Clough Lane  
Thornley  
PR3 2TP





Witcher Well Fish Hatchery, Whitendale Road, Dunsop Bridge, BB7 3BL  
Planning Application 3/2020/0667  
(Previous Planning Application 3/2019/0775 withdrawn)

**Proposal:**

Change of use and conversion of former fish hatchery to three holiday let units and creation of associated car park for six vehicles.

I object to planning application 3/2020/0667 for the following reasons:

The proposed development is in one of the most unspoilt scenic areas of the Forest of Bowland. Having visited many other AONBs around the UK, the Forest of Bowland is not "ordinary" **it's exceptional**. Most other AONBs have been encroached upon. It is even devoid of pylons and the like.

Three residential dwellings and vehicles will be extremely difficult to camouflage in this stunning location. It will bring light pollution no matter how discreet. Even if planning conditions stipulate screening, experience shows that it is surreptitiously removed over the years to give holiday makers a lovely view. It's well known that the planning department does not have the staff or funding to police these developments and consequently does nothing to address a breach. Lodges and caravan sites on the south side of Longridge Fell are very good examples.

Ribble Valley Council would receive very little revenue from rates. The proposed business is likely to be assessed below the small business rates threshold making it eligible to claim full rate relief. In the event of this relief disappearing, the business would benefit from Rural Payments.

Natural England's letter to Adam Birkett dated 7th October 2019 concerning the previous application 3/2019/0775 is also relevant to this new application given its residential nature. Natural England's advice is reflected in paragraph 172 of the National Planning Policy Framework which requires *"great weight to be given to conserving and enhancing landscape and scenic beauty in AONBs."*

The proposed development is not physically well related to an existing main settlement or village. The nearest residential property is approximately half a mile away.

As mentioned in point 4.20 of Rural Solutions Planning Statement, there are other redundant structures in the valley. Approval of this proposal will set a precedent to convert other structures to residential use, thus increasing the level of traffic on Whitendale private road and the need for security lighting as the area becomes further developed. Planning permission is frequently sought for change of use from holiday lets to permanent residential. The Planning Department cannot control the amount of domestic garden furniture, swings, goal posts, trampolines, barbecue grills and non-native plants/shrubs which will urbanise this exceptional landscape changing it forever.

Whitendale road is a designated "Tramper Trail", and a number of bridleways converge in this valley, in particular bridleways 453 and 388 which run along the road itself. Horses and vehicles do not mix.

The private road also gives all-year round accessibility for wheel-chairs, push chairs, walkers and the disabled because the track is clean underfoot when most other public footpaths in the area are often too muddy to negotiate, hence its popularity with families. There are few surroundings as exceptional as this where parents can take young children to ride their scooter/bicycle and picnic by the river without worrying about the danger of vehicles driving up and down.

If the valley is developed it will result in a constant stream of traffic to and from the site, e.g. oil deliveries, window cleaners, postman, visitors, as well as food deliveries with people shopping online. When the general public notice cars constantly driving up and down the road they will likely start driving up and down it too.

Any created employment does not outweigh the perpetual loss of this unique environment. The planners are not taking food out of some-one's mouth by denying this proposal. Neither would it contribute greatly to the village economy of Dunsop Bridge, Whitewell and Slaidburn. The remoteness of its location would necessitate car journeys to larger towns for provisions. Also, self-catering visitors often bring food with them.

A great number of visitors to the Forest of Bowland are "day" trippers. Holiday accommodation, caravan sites etc., already exist in less sensitive areas of the AONB. Such accommodation is well within striking distance of Whitendale road for those wishing to visit this particular part of the Forest of Bowland.

There's no point trying to offer the same tourist attractions as everywhere else. Planners need to look at what sets the Forest of Bowland apart from other tourist destinations. Tourists are not coming to this area for the weather! They are coming for unspoilt scenery, flora, fauna and "dark skies". We're in danger of destroying something exceptionally special – the very reason why people like to visit!

In outstanding landscapes such as Dunsop valley, any post industrial redundant building which has no architectural merit should be dismantled and the land should be returned to nature. If the planners wish to show the history of the site then a simple plaque would suffice. The buildings do not have a right to be there forever. If the water board has worked out a way of extracting the water from the valley without using the buildings and the hatchery is no longer viable then the buildings have served their purpose and should be demolished. The argument is not how these redundant industrial buildings should be changed but how the site should be rewilded.

The planning officers have an opportunity to halt the steady encroachment of the AONB. In the past, the Pennine area of the Lancashire mill towns would have looked like the Forest of Bowland but there was no-one there to defend it.

There will probably be very few objections to this proposal because the general public are not aware of it. It seems only three residential dwellings have been notified. Given the scenic beauty of this landscape, this application is of such significance it should go to planning and development committee irrespective of how few objections are registered.

~~XXXXXXXXXX~~  
Meadowcroft  
Clough Lane  
Thornley  
PR3 2TP

Dated: 30th November 2020



Nicola Gunn

**From:** ~~nicola.gunn@lancaster.gov.uk~~  
**Sent:** 30 November 2020 20:50  
**To:** Planning  
**Subject:** For the attention of Adan Birkett

~~nicola.gunn~~  
2 Closes Cottages  
Whitendale Road  
Dunsop Bridge  
BB73BL

30/11/2020

Application 3/2020/0667

Whitcher Fish Hatchery.

I have concerns regarding this proposed development.

The bridle way leading to the site is a narrow (car width) tarmac surface which is untreated in winter. There are few passing places and lots of steep drop offs all along it's route. The bridle way is very popular with families, both local and tourists, for walking as it's possible to take prams, kids bikes and wheel chairs deep into the countryside without the fear and inconvenience of regular traffic. This makes it unique to the area as most other paved surfaces are public roads and have unlimited motor traffic.

As local residents we have had lots of unauthorised motor vehicles using this track and spoiling it for the pedestrians, cyclists and horse riders. Particularly this summer. We joined together and purchased some new, more firm, private road signs which reduced unauthorised use to almost nil. The proposal to build holiday cottages two miles up this track has the potential to increase motor traffic use exponentially with people using it as a valid excuse to drive there and we will have no way of policing it as we do now.

From the Planning statement;

Page 14 '3.9: It is envisaged the site will also be attractive to walkers and visitors who may arrive on foot or bike via the public bridleway which leads directly past the site. Cycle storage is provided within the porch shelters for each unit.'

If this is true then why the need for parking for six cars? Almost ALL visitors will drive there. As will their guests. As will people considering whether to book. Most importantly of all, traffic creates traffic and motorists with no intention of booking will begin to use the track.

Page 16 'The site is accessed from Dunsop Bridge, a popular village with visitors to the area. Whilst located some distance from the centre of the village it is within practical walking or cycling distance for people involved in such activities in the area, and on a public right of way/bridleway, providing direct and safe access.'

The safe access will be lost as it is opened up the motorised traffic.

The road is maintained in a joint collaboration between Forestry England, United Utilities and the Duchy of Lancaster. UU have been consulted but the other two parties, to my knowledge haven't.

Kind regards

~~nicola.gunn~~

(5)

Nicola Gunn

**From:** webmaster@ribblevalley.gov.uk  
**Sent:** 01 December 2020 00:31  
**To:** Planning  
**Subject:** Form completion: Planning Application Comments Form

**FORM DETAILS**

**Web Ref No:** 22805  
**Form:** Planning Application Comments Form  
**Completed:** 01/12/2020 00:30:47  
**Status:** Pending

-----  
**USER DETAILS**

**Site user email:** Unregistered user

-----  
**USER INPUTS**

**title:** ~~Not~~  
**LastName:** ~~Not~~  
**firstName:** ~~Not~~  
**numberName:** 2  
**postAddress:** The Crescent Dunsop Bridge  
**postCode:** BB7 3BA  
**refNo:** 3/2020/0667  
**addDev:** Whitcher Well Fish Hatchery Whitendale Road Dunsop Bridge BB7 3BL

**comments:** Planning application 3/2020/0667 Whitcher Well Fish Hatchery Whitendale Road Dunsop Bridge BB7 3BL This planning application is much improved on the previous application and the reuse of existing buildings to develop holiday properties is preferable to "glamping pods" but this application does not address the main issue of access to such properties. Impact on local residents The site is located some 4km up a private road and vehicles accessing the properties will have to travel on The Forestry Houses and The Crescent. 6 Houses on The Forestry Houses and 8 houses on The Crescent have financial responsibility for the maintenance of this road. The increased number of vehicles using the road to access the holiday cottages will result in increased wear and tear and subsequently added expense for the residents of those 14 homes. It is wrong that the financial burden should fall on these residents when Mr Ibison is making financial gain from the development. There is also the issue of increased traffic and the disturbance this will cause to those same residents. DMB3 states the proposal should be well related to the existing highway network and that it should not generate additional traffic of a scale to cause problems/disturbance. Although the plan states visitor numbers will be low but because there is an extremely low number of dwellings once you go past The Crescent an increase of 3 houses and the number of vehicles that go with them is quite high. In addition to this the visitors are on holiday and, if they are to support local retail and hospitality, as stated in the plan, it will require them to drive along this road several times in a day, including late at night after dining out, supporting local restaurants. The increase in vehicles must be considered in relation to the number of vehicles that normally use the road. During COVID-19 restrictions there have been an increased number of vehicles ignoring the no entry signs at the start of the private road. As there are a small number of vehicles that extensively use the road it has been easy to identify the offending cars enabling locals to stop the vehicles and advise the drivers accordingly. With the development of the holiday cottages and the ever changing vehicles needing access it will be impossible to identify legitimate vehicles and it is a worry that this

will encourage cars to use the road for sightseeing thereby increasing the levels of traffic even more, causing more disruption to the residents and more damage to the roads surface. In the planning application it is noted that the Highways Authority raised no objections but the Highways Authority are only stating that with reference to roads to and through the village and not with respect to the private road that the proposal will be located on. Construction traffic whilst the site is being developed is going to be especially disruptive. I find it quite arrogant to state, as it does 3 times, that there will be no adverse/detrimental impact. Other concerns regarding the access are: i) It is a single-track road, with very few passing places. ii) It is a road used by ramblers, dog walkers, cyclists, families. Young children can cycle with limited supervision as the low traffic levels make it safe. An increase in traffic, especially drivers not used to the rural nature of the road, will increase the risk of accidents iii) It is remote and there is limited mobile reception iv) Its remoteness makes it difficult for emergency access should there be accident/illness/fire etc Impact on the character of an area The application refers to the cottages as being low key and in keeping with the surroundings and whilst this may be true the activities and behaviour of holiday makers may not be in keeping with the tranquillity of the site. The application talks of a development that would "encourage appropriate visitor interaction with the landscape and wildlife of the AONB" and a site that would "attract a particular visitor". I would be interested to know how Mr Ibison is going to encourage such interaction and how he is going to vet the suitability of this "particular" type of visitor. Before the first Covid-19 lockdown the majority of visitors to Dunsop Bridge were hikers, ramblers, bird watchers and cyclists. They came to enjoy the peace and tranquillity of the countryside. Since the relaxing of the first lockdown Dunsop Bridge has seen a massive increase in visitors (even when the weather is wet and cold) that come to Dunsop Bridge to meet up with family and friends and socialise, not necessarily to enjoy and appreciate the landscape and wildlife. There have been issues with parking (cars blocking gateways, grass verges turned into mud baths, no entry signs ignored and at times the main road through the village becoming gridlocked) litter, gates left open, and dogs fouling. At times, the increase in visitors has detracted from the main attraction of the area, the idea of remoteness and isolation. It is a worry that groups of people "holidaying" will undermine the essence of the area. Mr Ibison will have no control over who rents the cottages and the activities they will choose to take part in. Three cottages together will be particularly attractive to large family groups who want to holiday together. Other issues - FLOOD RISK The increased flood risk because of developing the site is also a concern. The area leading to, and around, the site is very boggy with large areas of permanent standing water, there is a large pond caused by standing water directly opposite the site area, and a worry is the risk of flooding because of construction. The plan states that the area is low flood risk, but this does not mean that flooding will not happen if changes are made to the land i.e. construction of carparks. The field behind the Forestry Houses and the Crescent now sees more flooding since the houses were built on the Trough Road either side of Thorneyholme school. POLICY CRITERIA Key Statement EC3: Visitor Economy is quoted in the development plan as being support for the development. It states that: Proposals that contribute to and strengthen the visitor economy of Ribblesdale Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions I do hope that this does not mean that this is just a paper exercise and regardless of relevant objection planning permission will automatically be given. Development Control Policy DMB3 provides greater detail including additional criteria needed for approval of planning permission in AONB. On three occasions in the application, simply to satisfy criteria, makes farcical and unbelievable claims that the site is accessible to holiday makers on foot and cycle. DMB3 states the proposal must be physically well related to an existing main settlement or village. Whilst the site is within walking distance (approximately 2.5 miles) to Dunsop Bridge Centre, Dunsop Bridge itself is somewhat remote and not easily within walking distance to any other attraction. Dunsop Bridge has one café, Puddle Ducks, and so the visitors to the holiday cottages, if relying on walking, will have limited opportunity to support local businesses, something that the planning application identifies as a strength of the proposal. You cannot argue that a strength of the proposal is the possibility of visitors arriving on foot/cycle and then claim that these same visitors, relying on walking/cycling, will be in a position to patronise local retail and hospitality businesses. DMB3 also refer to the proposal being well related to the public transport network. There is no bus route and the closest you could get to Dunsop Bridge on public transport is Clitheroe, some 10 miles away and once in Dunsop Bridge they would

still have another 2.5 mile walk to get to the holiday cottage. The application tries to state that this is a possibility for the visitors using the cottages. It is extremely unlikely. A point for the proposal is job creation. An additional 3 houses to the 1000s being built in Clitheroe and the surrounding area is not going to create any jobs. Also, there is the question of demand and whether the availability of these properties would adversely affect the financial viability of existing holiday properties in the area. Finally, there is concern that if planning permission is granted for this there will be subsequent applications to develop the site further or application for change of use for them to become permanent residences.

-----



Nicola Gunn

---

**From:** webmaster@ribblevalley.gov.uk  
**Sent:** 30 November 2020 17:06  
**To:** Planning  
**Subject:** Form completion: Planning Application Comments Form

**FORM DETAILS**

*Web Ref No:* 22793  
*Form:* Planning Application Comments Form  
*Completed:* 30/11/2020 17:05:30  
*Status:* Pending

-----  
**USER DETAILS**

*Site user email:* Unregistered user

-----  
**USER INPUTS**

*title:* [redacted]  
*LastName:* [redacted]  
*firstName:* [redacted]  
*numberName:* worston house  
*postAddress:* WORSTON HOUSE WORSTON  
*postCode:* BB71QA  
*refNo:* 3/2020/0667  
*addDev:* Witcher Well Fish Hatchery , Dunsop Bridge  
  
*comments:* I wish to object to this planning application on the grounds that it will damage an area of outstanding national beauty . Furthermore car parking for 6 cars is woefully inadequate , potentially there could be at least double the amount needing parking .

Nicola Gunn

From: [Redacted]  
Sent: 30 November 2020 16:32  
To: Planning  
Subject: Planning application number 3/2020/0667

Application 3/2020/0667  
Whitcher Well Fish Hatchery, Whitendale Road, Dunsop Bridge BB7 3BL

Dear Sirs

It has been very recently brought to our attention of the application as above, for change of use to Three holiday lets with car parking for six cars.

We have been visiting this area for numerous years, it is such a unique and peaceful place. We feel that the development and the traffic that would be generated would spoil the peace and tranquillity so long enjoyed by the residents and walkers, who are at the moment are able to take their families there in safety.

Also, we fear that it would have a big impact on the wild life.

Therefore, we wish to object to this proposal.

Yours faithfully

[Redacted Signature]

[Redacted Name],  
Phildraw Road  
Ballasalla  
Isle of Man.  
IM9 3EG

2

~~As above~~

Smithy Cottage  
Cow Ark  
Clitheroe  
Lancashire,  
BB7 3DF

RECEIVED BY  
CHIEF EXECUTIVE

25 NOV 2020

Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

FAO	
-----	--

PLANNING
25 NOV 2020
FOR THE ATTENTION OF

22 November 2020

For the attention of Adam Birkett

Dear Sir

Reference 3/2020/0667

**Conversion and change of use of former fish hatchery building to 3 holiday let units, and creation of associated car park for 6 vehicles at the Witcher Well Fish Hatchery, Whitendale Road, Dunsop Bridge, BB7 3BL.**

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of the above site.

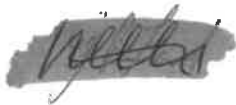
The Ecological Impact Assessment pays very little attention to salmon and seatrout. Salmon are the 10<sup>th</sup> most endangered species in Europe. From 1980 until 2008 I was Chairman of the Hodder Consultative which represents riparian owners and fishing clubs throughout the Hodder catchment. During this period we negotiated with the Environment Agency and U.U. a minimum flow before water abstraction in the upper River Dunsop. Into this calculation the river always received the full flow of Witcher Well stream which is spring fed and therefore does not vary. Witcher Well stream also is a spawning stream for seatrout.

witcher Well stream goes directly into the River Dunsop and shortly after the junction there is a salmon spawning area. In times of low water this stream provides extra water in an important area of the River Dunsop. The use of the water for the dwellings (taken from the spring) will reduce this consistent flow of water and therefore have a negative impact on the spawning area in dry periods.

Previously we have used the hatchery located here to hatch salmon eggs to repopulate the river. By changing this site to dwellings, you would be permanently removing the only suitable location for hatching these salmon eggs in the whole of the Hodder catchment area.

I have read the objection from Paul and Rebecca Hargrave. I wish to state that I strongly agree with and support all the objections made within their letter which is thoroughly researched and refers to all relevant planning guidelines.

Yours Sincerely





**From:** webmaster@ribblevalley.gov.uk  
**Sent:** 23 November 2020 16:42  
**To:** Planning  
**Subject:** Form completion: Planning Application Comments Form

**FORM DETAILS**

**Web Ref No:** 22719  
**Form:** Planning Application Comments Form  
**Completed:** 23/11/2020 16:41:40  
**Status:** Pending

-----  
**USER DETAILS**

**Site user email:** [Redacted]

-----  
**USER INPUTS**

**title:** [Redacted]  
**LastName:** [Redacted]  
**firstName:** [Redacted]  
**numberName:** No.1  
**postAddress:** The Crescent Dunsop Bridge  
**postCode:** BB7 1JN  
**refNo:** 3/2020/0667  
**addDev:** Whitcher Well FishHatchery Whitendale Road Dunsop Bridge BB7 3BL

**comments:** This is an Area of Outstanding Natural Beauty and therefore any commercial business other than farming should not be allowed. The area is increasingly being used by pedestrians together with the young and elderly and even more so since the pandemic and the road from DB to the Hatchery is a single track road used only frequently by farm vehicles and will represent an extreme hazard especially by people who are not used to the peaceful and slower life of the area ie. those who would occupy the holiday lets. The whole ethos of an AONB is to preserve the peace and beauty of the designated area! This road also passes by several houses occupied by young children and the elderly and there is no footpath to act as a safe area to protect them. There are numerous wildlife particularly pheasants in the season which are slow to react and would be killed by additional outside traffic. It is absolutely ridiculous if this application was to succeed.

**\*\*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.

AB

Sharon Craig

**From:** webmaster@ribblevalley.gov.uk  
**Sent:** 26 November 2020 17:19  
**To:** Planning  
**Subject:** Form completion: Planning Application Comments Form  
For information regarding the Planning & Development Committee meeting cycle 2020/2021 please refer to website  
<https://www.ribblevalley.gov.uk>

**FORM DETAILS**

**Web Ref No:** 22755  
**Form:** Planning Application Comments Form  
**Completed:** 26/11/2020 17:18:52  
**Status:** Pending

**NOTES**

----- > You are advised to inspect the plans and fully assess the proposals.

**USER DETAILS**

**Site user email:** Unregistered user  
----- > 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.

**USER INPUTS**

**title:** Examples of material considerations  
**LastName:** [redacted]  
**firstName:** [redacted]  
**numberName:** Langden Holme Cottage highway safety  
**postAddress:** Langden Holme Cottage, Sturton Road  
**postCode:** BB7 3AU  
**refNo:** 3/2020/0667  
**addDev:** Whitcher Well Fish Hatchery Whitendale Road Dunsop Bridge BB7 3BL  
**comments:** We farm the fell above this proposed development and just want to be sure that our access via the track which passes through this property will be maintained. Thank you  
-----

- Examples of non-material considerations
- loss of view
  - devaluation of property