

Nicola Gunn

From: Planning
Sent: 14 October 2021 12:14
To: Planning
Subject: REDACT AND UPLOAD Planning Application No: 3/2021/0880

Categories: xRedact & Upload

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From: [REDACTED]
Sent: 14 October 2021 12:13
To: Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application No: 3/2021/0880

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Dear Sir / Madam

I am writing in regards to the above planning application that has been made to the council for 2 (only) Camping Pods. Whilst I am not against the application, I would like to raise a couple of concerns which are as follows:

Firstly, the location stated is Higher Parsonage Farm, which I believe to be incorrect, as it should state Parsonage Farm. Also the Transport Statement is referencing Chipping Lane, which I believe should be Parsonage Lane, which should also be corrected.

With regards to the small commercial development of two only camping pods, can I ask that considerable consideration is provided on the following areas of concern:

1) Safety - the lane at the suggested site entrance reaches its narrowest point of width, resulting in there only being access for one vehicle at a time to pass this location, and it has no passing points on this stretch. Therefore, resulting in a vehicle having to reverse out of the location if two enter at the same time. The lane is also frequently used by Large and Heavy Farming Machinery, motorbikes, walkers, horses and a team of cyclists - that can only pass this point one at a time, Most of them often pass at a speed that is questionable on this narrow restricted point of the lane.

As the hedge is at a considerable height - c. 3M, and depth, having an entrance located at this position can result in putting the Lane users' safety at risk. Consideration needs to be given to the safety of both those using the lane, and those using the proposed new entrance, due to the restricted visibility that both parties will have when entering this area. In addition, the corners of the entrance add further visibility restriction due to them being covered by mature Oak Trees.

In order to respect the safety of all people / vehicles entering into this area, the entrance must have adequate visibility to ensure vehicles do not need to edge out to see if the lane is clear, and the lane users can see any vehicle trying to enter onto the lane. This would help in reducing the risk of a potential accident at the entrance, or caused due to the restricted visibility at the entrance's location. An option could be to widen the lane on the opposite side, thus providing an area for a vehicle etc... to deviate, or move into if required.

2) Noise pollution - consideration needs to be given to the potential increase in noise within this allocated 'Quiet Zone' location between the hours of 11pm and 7am. Often when people are on holiday, they would look to entertain themselves, or jointly entertain with the 2nd Pod residence, potentially into the early hours of the morning, this would have an impact on all within the surrounding area. Noise that occurs within the stated time period, outside of an accepted standard should be restricted.

It would be appreciated if the above concerns can be taken into consideration when reviewing the Planning Application.

