

Dear Mr Hopcroft,

The commercial unit that is subject of this application ref : 3/2023/0093 sits in a small rural hamlet made up of residential and farming properties. There are no other commercial premises within the near vicinity. It sits in the Area of Outstanding Natural Beauty which should be protected . This development is almost twice the size of the building it has replaced and is completely overbearing having a dominating impact on it surroundings .

The disruption caused by this development has been significant. [REDACTED] property is [REDACTED] and the noise, dust and dirt has been unbearable. The constant noise from reversing alarms for machinery disturbing what was a very peaceful and quiet area . Road safety is also a big issue as this company operates 30 or so Transit type vans which will be accessing the premises daily . I note from the Directors supporting statement that the core office staff will only work 0900 until 1700 Monday to Friday so I am struggling to understand why the need for a 12 hour day and an 8 hour day on Saturday . These extended hours and the noise and disruption they bring will have a serious impact on the residential amenity of the 10 properties within 100 yards of this development .

The company in its original application was granted the hours it asked for. We are now onto the second request to change these hours after application ref: 3/2022/0878 was withdrawn. These requests to change hours of use are becoming tedious our objections remain . The hours that they propose are more situated to an industrial estate rather than a small rural hamlet. This is not a new business and they knew their working hours and therefore should have located to an industrial estate where they could operate freely.

Again I would like to refer to the noise created by this development. It is constant. The applicants have shown no consideration for the local residents working outside their permitted times on numerous occasions. [REDACTED] as [REDACTED] are completely [REDACTED] and have lived with CCTV cameras trained on [REDACTED] 24 hours per day for more than 12 months now . This is a gross invasion of privacy .

[REDACTED] are aware that this business is relocating due to being asked to vacate the premises they work from currently due to heavy traffic and noise .

In summary the applicants knew their working hours before they came to this site. They asked for and were granted for the hours of 8:00am-18:00pm Monday to Friday and 9:00am-13:00pm on Saturday. The next application 03/2022/0878 was for unlimited access but was withdrawn and we now have this application 3/2023/0093 to work from 7:00 am-19:00pm and 8:00am-16:00 pm on Saturday. It appears to me that it was always their intention to alter the hours once they were granted planning permission.

This company has thus far taken no heed of the restrictions put in place on their original planning permission and I feel that if the hours of work are extended, they will continue to do the same and for these reasons I object to this application.

Kind regards

[REDACTED]

Dear Mr Hopcroft,

I am writing to you with regards to the planning application **3/2023/0093** Dutton Manor Mill Clitheroe Road Ribchester PR3 2YT.

I strongly object to the increase in operational hours on the site. The site is operating in a small rural hamlet within a residential area, and is also situated in the area of outstanding natural beauty. During the development stage of the site there has been no consideration for the residents of the area or the rural nature of the local area, which has left us feeling concerned with regards to how the business will conduct themselves once they populate the site.

The company has continued to work out of hours starting at 7 am every morning and finishing late, creating noise and disruption and a lot of dirt with a lack of respect for the planning conditions that were put into place. We are concerned as local residents if more access is granted the business will stretch the planning conditions continuously making for an extremely unpleasant environment to live in.

When looking at the planning statement directly from the company I highlight that they have stated the unit will only be used for E(g)(i) Offices and B8 storage and not for General industrial. But I struggle to see how when they have stated that they have a number of transit vans in and out of the unit through out the week and curtain sided lorry's delivering it is not for general industrial use. With the way the business has conducted itself during the construction phase we are not confident that the premises will not be run as a full-scale industrial unit. The business has already stated in their statement that with the increased demand on their service they are expanding and as a local resident I feel if we are not careful, we will have a large scale busy industrial unit running all hours of day.

The unit that has been built replaced a small single story industrial unit which was in keeping with the AONB and has been replaced with a double storey large scale unit with windows that intrude on local residents' privacy. We understand the need for businesses to access their premises however the close proximity this site has to residential properties mean that being open until 7pm in the evening would have an adverse effect on local residents. If the business needs to operate at these sorts of hours, it would be better suited to an industrial estate.

When the original planning application was put forward restricted use was asked for and it was what was granted by Ribble Valley. We are now asking the RBVC again to protect us as residents and our local area.

It seems to us the business has taken a stance where they asked originally for restricted use which would allow the RBVC to pass the development faster with a view to re-apply to stretch the conditions essentially [REDACTED] the system. If you refer to the previous application 3/2022/0878 you can get a sense for the disruption this development has caused to a number of residents in the area. These applications are now getting tiresome I think in a hope to wear the local community down.

Kind regards,

[REDACTED]

Dear Mr Hopcroft,

I write in regard to planning application: 3/2023/0093 Grid Ref: 365999 437823 to lodge my objection.

I ask RBVC to refuse this application which I feel has been engineered to [REDACTED] the planning rules and regulations. The applicant has [REDACTED] this plan in order to overcome the restrictions imposed and [REDACTED] [REDACTED] If you refer to the planning application 3/2022/0878 you can see the number of objections made by local residents and I can firmly say my objections remain the same.

The applicant does not currently adhere to the planning conditions which are in place so when stretched to 07:00am-19:00pm where will it stop? I would ask the RBVC to have a look at the building and propose it is not at the same height as proposed on the plans. The noise and disturbance from a long and drawn-out construction phase is quite frankly impossible to live with. The use of construction vehicles moving construction waste to their other site via Huntingdon Hall Lane have made it like the M6.

This development is within the AONB not an industrial estate, if the business wanted to be open all hours of day they should have located where this was possible. We were told this was going to be a tasteful rural office as such, if you have driven by the development, you will see the complete overbearing nature of the building which has had a huge impact on the residential amenity of the area it overlooks. Over looking a number of properties which have been in situ for decades without this sort of intrusion.

With the close proximity of surrounding residential properties, I ask you to consider the noise coming from the site. As a community we have had to deal with the noise through construction in the hope that when the site was up and running we would finally get some peace if they adhered to their working hours. If this application is allowed the noise from 7am-7pm would be very upsetting and disturbing in what was a quiet rural residential area.

The applicant's statement is full of contradictions stating that office staff only work from 09:00am and to 17:00pm, same for deliveries and clients visiting the site. So why do they need more access? An hour at either end of the day is not going to ensure what they are asking for. What if an employee needs to enter at 6am?

As an individual I sincerely ask you to think about a local community here. The development has been built and it is something we have to live with in our area. However more access will enable the planning rules and regulations to be deviated from and manipulated even further than they already have.

Kind regards,

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 February 2023 19:37
To: Planning
Subject: Planning Application Comments - 3/2023/0093 FS-Case-490649225
Categories: xRedact & Upload

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2023/0093

Address of Development: Dutton Manor Mill
Clitheroe road Ribchester PR3 2YT

Comments: I do not in principle object to the original planning application on this site. There has been commercial premises there for many years. However the site has always had sympathy for its rural and residential location. The applicant has told us that, "The primary use of the site is the head office of the business for the office-based staff and to provide storage for specialist materials and heating equipment which may not be widely available from the local suppliers". One assumes that the business plan of this company was to grow and not to recede. Surely the original application built into its business hours room for growth. My objections are simply that an extra 2 hours on weekdays and an extra 4 hours on a Saturday of potential commercial activity are an unnecessary disturbance of the local residents. Surely with some simple planning the "specialist material" and "heating equipment " stored on site could be made available to non office based staff only between the hours of 8am and 6pm. If the business continues to grow will there be another application to extend its hours of business? This is the second application to extend business hours at the premises that were originally passed. The premises are still under construction!

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 February 2023 19:21
To: Planning
Subject: Planning Application Comments - 3/2023/0093 FS-Case-490271703

Categories: xRedact & Upload

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2023/0093

Address of Development: Dutton Manor Mill, Clitheroe Road, PR3 2YT

Comments: Application 3/2023/0093

Dutton Manor Mill, Clitheroe Road. PR3 2YT

Dear Ms Hayes

I have been shown a copy of the above application and would like to add a few thoughts.

The premises in question have been operating as a commercial business for as long as I am aware. Namely, a Saw Mill for Dutton Manor and then a manufacturing Saw Mill for many housebuilding companies.

For the past 20 years [REDACTED] have owned and used this property for office, packing and distribution to our own shop premises. During this time there was never any restrictions on operating hours although it was primarily an office base it frequently took deliveries out in the early hours of the morning and received goods via heavy goods vehicles at sometimes outside the normal working hours.

I find it difficult to understand that there seems to a lot of objections about the operation of a business that is again predominately an office base and distribution centre for their employees. These premises are based on a main road frequented by heavy goods, commercial vehicles and farm vehicles. It is not sited up a sleepy country lane.

This is a local company that have built up an excellent business providing employment in a rural area. The business has already been operating locally without any problems and they purchased Dutton Manor Mill which was in need of substantial repairs. Having calculated what they would need to spend on the building they therefore, took the decision to rebuild and applied and got planning permission to rebuild a commercial property on the site.

The construction of this has proved to have an impact on the local properties but hopefully is now coming to an end. A lot of the impact was trying to alleviate the drainage problems that have been present on this site for a long time. They also had to install a water treatment plant. All very costly to the business but this shows their long term commitment to the area.

This rural company gets our full backing in what they are trying to do in providing employment in this area. We would hope that Ribble Valley Planning could show support to this young business and allow them to operate without constant restriction which could impact on their ability to prosper and grow.

Regards

[Redacted Signature]

From: [REDACTED]
Sent: 23 February 2023 16:07
To: Planning
Subject: 3/2023/0093

Categories: xRedact & Upload



This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Ms Hayes

Our objections remain the same as previous , this is a residential and farming community. I think I'll be forgiven for saying most of the residents living in the small community are predominantly retired, the thoughts of 12 hours of noise coming from this site would be torturous, Living so close to this site. [REDACTED] can daily hear the most basic of activity noise, such as the gates opening, car doors, conversations coming from the site, The future warehouse activity just doesn't blend within our environment, being intrusive and have pernicious effects, if this company wanted commercial/industrial operating hours then they should have located to an industrial estate, Not an residential and farming area within AOAB. [REDACTED] have endured construction noise, dust/dirt and vibrations coming to and from this site, from vehicles and machinery activities for over a year,

[REDACTED] realise For the countryside to prosper some new development is important, And a New building does not have to follow old patterns but it does at least need to fit in with the distinctive vernacular style of the community, This building which could have been built on any industrial estate in England, does not improve the character of our environment, it's very intrusive and if decision to allow these extra opening hours are passed the resonance from this site will

be with us the majority of the day, the original building on this site was unobtrusive within the landscape both visually and auditory.

Hence why I feel This application should be refused it does not improve the character of our environment, I hope your decision would be one I could be proud of.

Kind regards



Sent from my iPad

[REDACTED]

From:

Sent:

[REDACTED]
28 February 2023 14:45

To:

Planning

Subject:

Planning Ref: 3/2023/0093 Dutton Manor Mill, Clitheroe Road, PR3 2YT.



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Mr Hopcroft

This is the second application to change the hours at Dutton Manor Mill ref : 3/2023/0093 . I write to object to any extension in working hours .

We have all lived with this development for many months now and the disruption and noise in what is a small residential and farming hamlet has had a massive impact . The building is huge and overbearing and it dominates its surroundings .

The development of this large Industrial unit close to the nearby properties has already had a huge impact on the amenity of these properties and any extension to working hours will only exacerbate this .

It seems that this large scale commercial business should have re located to an Industrial estate where it could operate without restriction . The applicants knew their operating times before they started development and indeed were granted the working hours which they requested in their original application . Why now is there a second application to change the hours of operation .

I hope that RVBC will protect the local residents and refuse this application .

Kind regards

[REDACTED]