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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 01 May 2022 17:53
To: Planning
Subject: Planning Application Comments - 3/2022/0271 and 3/2021/0595

Name: [REDACTED]

Address: [REDACTED]

Lancashire

Planning Application Reference No.: 3/2022/0271 and 3/2021/0595

Address of Development: Land off Preston Road, Ribchester

Comments: Dear Sir / Madam

I am writing to register my concern about this latest submission regarding the snail farm / holiday lets development on Preston Road, Ribchester.

1. The original application (3/2021/0595) was for a snail farm, which would seek to educate and inform people on the practice of heliculture. To this end, the plan included spaces for:

- Hibernation
- Prep
- Packing
- Despatch
- Stores
- Test lab
- Lectures, demonstrations, displays
- One office

It seemed, at the Council hearing, that the potential for sustainable tourism development was a key reason for approval of the planning permission.

In this renewed application, however, the heliculture space has been reduced to less than a third of the building, with no less than five offices and a boardroom in the rest of the building.

It looks as though the application has morphed into a general office block, which is out of keeping with the Core Strategy's designation of Ribchester as a Tier 2 settlement.

Policy DMG2 states that development should

- Be essential to the local economy or social wellbeing of the area
- Be needed for the purposes of forestry or agriculture
- Be for local needs housing which meets an identified need (there are new affordable houses which are lying empty and unsold in Ribchester for a considerable time)
- Be for small scale tourism or recreational developments where a local need or benefit can be demonstrated

As far as we can see, none of these conditions still apply.

2. The original application was approved with conditions. Condition 3 (which this application seeks to modify) stated that the external facing materials should be as applied for, to ensure materials are appropriate to the locality. We don't feel the proposed changes meet this condition at all.

3. Condition 9 of the previous application, which this application seeks to remove, states that no part of the development should commence until a scheme for the construction of the off-site works of highway improvement should be approved. However, work started five months ago (in December 2021) and such a submission was only received by the Council on 14/03/2022. The condition refers to an improved metalled and kerbed vehicular drop crossing being designed – the public road has only just recently been laid and it's hard to see how this may be

achieved without digging it up again.

Thank you for considering these observations.

Yours faithfully,

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