

## Nicola Gunn

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 28 June 2022 10:54  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0440 FS-Case-432842388

**Categories:** xRedact & Upload

**Name:** [REDACTED]

**Address:**

[REDACTED]

**Planning Application Reference No.:** 3/2022/0440

**Address of Development:** 1 Park Road, Gisburn

**Comments:** I support the planning application. The proposed buildings in the rear cannot/ can barely be seen from Park Road because of extensive hedging and trees planted in the lower part of the garden.

## Nicola Gunn

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 27 June 2022 20:48  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0440 FS-Case-432717965

**Categories:** xRedact & Upload

**Name:** [REDACTED]

**Address:** [REDACTED]

Lancashire

**Planning Application Reference No.:** 3/2022/0440

**Address of Development:** 1 Park Road, Gisburn. BB7 4HT

**Comments:** I think this would be economically friendly in every way, used as a greenhouse for home grown organic vegetables, pleasing on the eye, would not affect the setting of the home. Great for the environment by being an eco friendly structure also energy conserving.

## Nicola Gunn

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 27 June 2022 19:59  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0440 FS-Case-432711471

**Categories:** xRedact & Upload

**Name:** [REDACTED]

**Address:** [REDACTED]

Lancashire

**Planning Application Reference No.:** 3/2022/0440

**Address of Development:** 1 Park Road  
Gisburn  
BB7 4 HT

**Comments:** Eco friendly , energy conserving and is not affecting the aesthetics of the street scene. The building sits well within the surrounding developments

**Nicola Gunn**

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 27 June 2022 11:03  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0440 FS-Case-432524901

**Categories:** xRedact & Upload

**Name:** [REDACTED]

**Address:** [REDACTED]

Lancashire

**Planning Application Reference No.:** 3/2022/0440

**Address of Development:** No 1 Park Road, Gisburn

**Comments:** Dear Sir/Madam

I write in relation to the above application for Planning Permission

I confirm that I have no objection to this application.

Living in an old village such as Gisburn, it is easy to look at any new and modern development and simply disagree with them because they don't conform with the present day vernacular. Indeed I would suggest that any addition to this property, even in old stone and a sympathetic style would look new and not old.

Therefore I take the view that such a construction built in modern materials actually compliments No 1 Park Road and indeed the village, bearing in mind that there are many new and newish properties (even a modern housing development) throughout the village most of which do not look like the original properties that have existed for many centuries.

In deed such developments should be seen as the village developing over time. After all we have overhead telephone and electricity supply lines, satellite dishes and UPVC windows and doors on many properties all of which are valuable developments to the village for their varied reasons.

Whilst I accept this particular application may not be to everyones liking, few things are, I personally do not object.

Yours Faithfully

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 26 June 2022 19:12  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0440 FS-Case-432407382

**Categories:** xRedact & Upload

**Name:** [REDACTED]

**Address:**  
[REDACTED]

**Planning Application Reference No.:** 3/2022/0440

**Address of Development:** 1 Park Road, Gisburn

**Comments:** Looking at the planning application statement and heritage statement, I fully agree that the planning application should be granted and approved.  
Eco friendly buildings made of natural and recyclable materials like this should always be given permission because it has significantly less carbon footprint and uses very little energy. With the extortionate energy prices now, at least they can save on their energy bill. Besides, it complements the setting of the house and in no way, shape or form affects its setting.

## Nicola Gunn

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 26 June 2022 15:53  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0440 FS-Case-432385351

**Categories:** xRedact & Upload

**Name:** [REDACTED]

**Address:** [REDACTED]

Lancashire

**Planning Application Reference No.:** 3/2022/0440

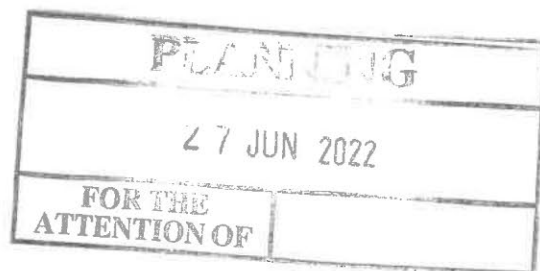
**Address of Development:** Park Road Gisburn

**Comments:** I support this application.

The summer house helps to hide the ugly electric pole that sticks up like a mast.

[REDACTED]

25<sup>th</sup> June 2022



Dear Sirs,

[REDACTED]

This correspondence is in reply to your letter dated 8<sup>th</sup> June 2022 reference new plans for number 1 Park Road.

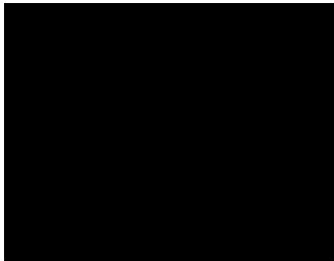
I would confirm my displeasure and oppose this construction at 1 Park Road for the following reasons: -

- 1) There was not at any time whatsoever, any dialog or conversation with the applicant as to what these buildings would look like and where they would be sited, [REDACTED] or the Village environment, especially Number 1 but also numbers 2/3/4/5/6 Park Mews who's garden views and outlook have been reduced to looking at the back of a large shed and outbuilding?
- 2) I am told that there was no planning application filed with the Ribble Valley Planning department prior to them being built.
- 3) No advice on the legality of this construction from the Planning department of the Ribble Valley, why they are still there is a mystery having been totally rejected twice?
- 4) [REDACTED]
- 5) These buildings are as you rightly judged last time are "Incongruous" looking at the new plans there is very little difference only a few cosmetic changes which do not really change my view of the seriousness of the issues here and do not under any set of circumstances fit in with the surrounding's appertaining to an AONB a Conservation area plus dubious material especially the flat black corrugated plastic roofing on both of the huge office block and the shed which seems now even at this early stage is looking sad.
- 6) These buildings can clearly be seen from every cottage on Park Mews the main road and anyone walking on the main road, the cenotaph and the public park land and recreational areas and of course Park Road, I wonder what the judges of the "Best Kept Village" in England would make of these buildings and the placement?.
- 7) [REDACTED] huge fence and two huge structures where previously there was a lovely country style low fence in excellent condition allowing views across to Park Road and the trees which one would expect in a village environment.
- 8) I read with interest the agents report and to be honest it seems full of mitigating small points small changes to the original buildings on the Park road side and does not alter the main objections from the 1st set of plans, some of which I totally disagree, one in particular is dubious to say the least ref. the same type of buildings being in Gisburn Village or the surrounding Ribble Valley catchment area. **There are no Office blocks of any kind in Gisburn Village that are remotely similar to the ones on Park road!**

- 9) I would support all my neighbours' comments reference this situation and ask that the new plans follow in the same manner as the previous ones submitted and they are rejected for the reasons stated above.
- 10) As you are the custodians and guardians of our beautiful Ribble Valley villages, planning and surroundings and the envy of the majority of our Country, we look to you to uphold the values, common sense approach and Country Village environment that we are fortunate enough to live in and that this second planning application is refused and these incongruous structures are finally removed.








PLANNING	
27 JUN 2022	
FOR THE ATTENTION OF	

26<sup>th</sup> June 2022


Dear Mr Dowd,


In response to your correspondence of the 8<sup>th</sup> of June 2022

I would confirm my objection to the planning application number 3/2022/0440 for the following reasons:-

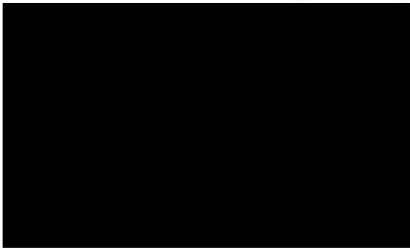
The applicant has made no attempt to remove these buildings despite them being refused, they are as you rightly said last time Incongruous and remain so to this day, I am not a planning expert but looking at these they do not alter the current refusal as from the Park Mews perspective and views they are still the same size in the same place and destroy the scenic views we all had before, especially Number 1  who's lovely garden and views have been removed and replaced by two sheds it really is a disgrace.

It would be impossible to do anything tangible to alter those views as the large shed is so close to her wall plus they would still be as visible as before to all the cottages on Park Mews, the main road the public park and the War memorial.

The only difference to the buildings is as far as I can see affects the Park road view of which makes not one iota of difference to the Park Mews cottages, I am told he has already said 



I would give my full support to my neighbour's objections and also and ask the Ribble Valley Planning authority to once again refuse these Incongruous and plainly out of character buildings that affect our beautiful rural village environment.



FLANNING

27 JUN 2022

OR THE  
ATTENTION OF

Mr Adrian Dowd

Ribble Valley Planning Office

Council Offices

Church Walk

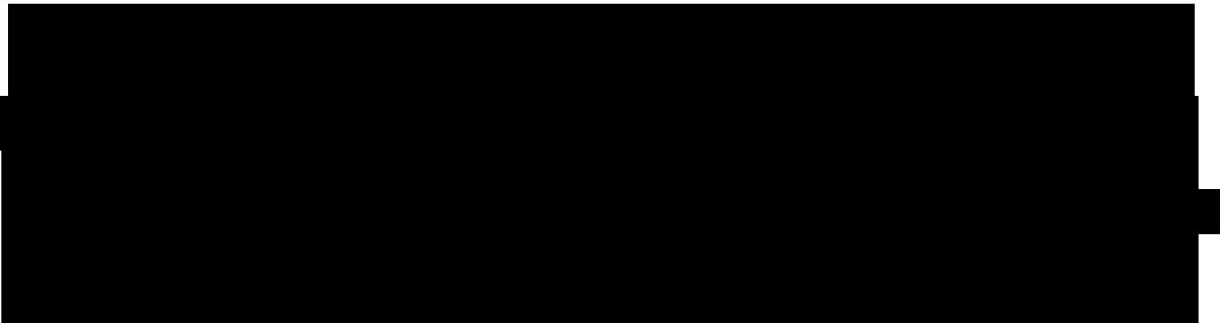
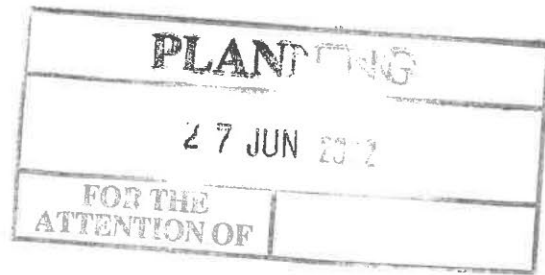
Clitheroe BB7 2RA

Lancashire

Date 27<sup>th</sup> June 2022

In response to your correspondence of the 8<sup>th</sup> of June 2022

Ref Planning Application 3/2022/0440



**I respectfully submit the following objection.**

Please accept this correspondence as a total objection to the structures at number 1 Park Road Gisburn Lancs, I object to these structures on the following basis.

- 1) The new plans do not under any circumstances negate the previous reasons for refusal.
- 2) They are simply tinkering about with insignificant small details and do not meet the previous reasons for rejection
- 3) The support letter from [REDACTED] who lives in the village is also a nonsense as [REDACTED] lives well away from the development and states clearly "it does not detract from the appearance of the dwelling and appears to be in line with other structures locally". **Simply not true! There are no offices of this size and materials on Grade two listed property and in so close proximity to neighbours blocking views and can be seen from public places! The letters of support would seem to be from soliciting friends and acquaintances who are associated with the applicant none of which live within the area of Park Mews or are affected by the scale or the effect on his neighbours properties of his Incongruous development and clearly can be seen as partisan and fooling no one least of all professional planning officers.**
- 4) There are **NO** other structures of this kind anywhere in the Ribble Valley catchment area and I will come to this in the next section.
- 5) The Agent's comments 8.3 Quote "such buildings are not uncommon in Gisburn" simply not true! As previously stated, there are no other buildings of this type whatsoever in Gisburn, Rimmington, West Bradford, Grindleton, Chatburn, Waddington, Bolton by Bowland and of course Gisburn itself. I have spent over 9 hours of my time and two days visiting those villages walking and observing the out buildings and structures. and None of those villages have any such structure in their gardens that is in anyway representative of the type built at 1 Park Road. No such office complex with the type of finishes is to be found as far as I could see, blocking views and vistas for all the near neighbours and are as visible as those at the Park Mews Cottages, obviously I have no knowledge of what are and are not grade 2 listed properties and land but Perhaps the Agent should have carried out the same exercise? The materials used the finishes of black plastic corrugated roofing are no were to be seen

whatsoever! and virtually all the out buildings in the Ribble Valley have an Apex roof of either stone, tiles or slates! Unless it is a genuine garden shed with an **Apex roof covered in felt exactly like the one opposite number 1 Park road** which in his submission he actually compares the two buildings?

- 6) I would suggest looking very carefully at picture Number 11 in the pack as this is the Garden shed on the opposite side to park Road! If you look it bares no resemblance whatsoever to the buildings at 1 Park Road and if you look in the background there is also a free standing building more like the structures that he has built C.W. an apex roof with slates and is in keeping with the Gisburn Village planning I would respectfully suggest. There are no such building or roofing materials as far as I can see in this Village that resemble the ones he has used. (Unless the planning department would like to point me in another direction?).
- 7) The agents write up quite frankly is a plethora of insignificant and irrelevant details of little impact to the Park Mews residents as the majority of the insignificant changes would appear to be on the Park Road view other than the black band around the corrugated roofing and as before changes nothing as far as the last planning application in our view, and is almost bordering on a **frivolous** application when compared with the original application. just an effort to get the structures past for his client and I fully understand that.
- 8) The reasons given for refusal at the last meeting of the Ribble Valley planning meeting and of course the Building Inspectorate refusal also are plainly still the relevant issues, the structures are the same size in the same place built without any planning consent of any kind in the first instance and in reality should already have been removed being refused planning on two occasions how many more times can a new set of plans be introduced to try to influence the planning authority to pass them the process seems endless!! they were judged to be "Incongruous" and remain the same today albeit with a small insignificant amount of tinkering with the plans on the Park road side in an effort to get them passed.
- 9) These structures are built in a) an area of natural beauty b) in a conservation area c) on Grade 2 listed land d) next to and detract from the other Grade 2 listed properties in close proximity e) have the totally wrong materials used and the finishes are incorrect especially the roofing materials Black corrugated plastic?? and can be clearly seen from the following public places 1) the Park Mews Car park 2) number 1/2/3/4/5/6 Park mews the main A59 road from Lancashire to Yorkshire 3) the War memorial 4) the public playing fields and recreational park 5) by any person walking to and from the village. 6) the reference to a toilet block and greenhouse being on those premises up too and almost some 40 plus years ago bare no relevance to the size materials and finishes currently on that grade 2 listed property to our mind and are simply yet another effort to disguise the facts in this case!.
- 10) I note with interest that the "agent" has only produced pictures from Park Road **significantly** without any from the area's I've just mentioned?
- 11) I enclose along with this objection, pictures that were taken this week and clearly show the impact that these incongruous structures have on the residents of Park Mews and the surrounding public places, I also include some pictures of the state currently of these structures with the planking on the main office block? bending, warping and showing signs of age already along with the roofing on the shed starting to dilapidate.
- 12) To add further to the agents' comments contained in his report there is no room for any further planting of trees shrubs as the large office block is within inches of the dividing wall of Number 1 Park Mews and no room therefore is available to try to or hide this structure, [REDACTED] therefore it does not negate the same issues and reasons for refusal as in the first instance.
- 13) The agent also states that these buildings are only semi-permanent and can be removed quite easily thereby keeping removal fee's low so it would cause no issue or only a little extra expense for the applicant to remove them.

### In Conclusion

It would seem that a person buys a property in the middle of a beautiful tranquil village in the heart of the Ribble Valley [REDACTED], then decides to erect a huge totally out of character office block and shed with materials one would use on a Council Estate with limited funds? in an area of Natural beauty a Conservation area on Grade 2 listed ground next to 6 other properties all grade 2 listed totally destroying the view and value from at least 5 properties and in View of the A59 the war memorial and the public recreational park area without any planning or assistance from the local authority or [REDACTED] What next if this structure is approved? More office blocks built in the gardens at Gisburn and the Ribble Valley?

The Working from home excuse is well and truly past its sell by date. in fact [REDACTED] Therefore [REDACTED]

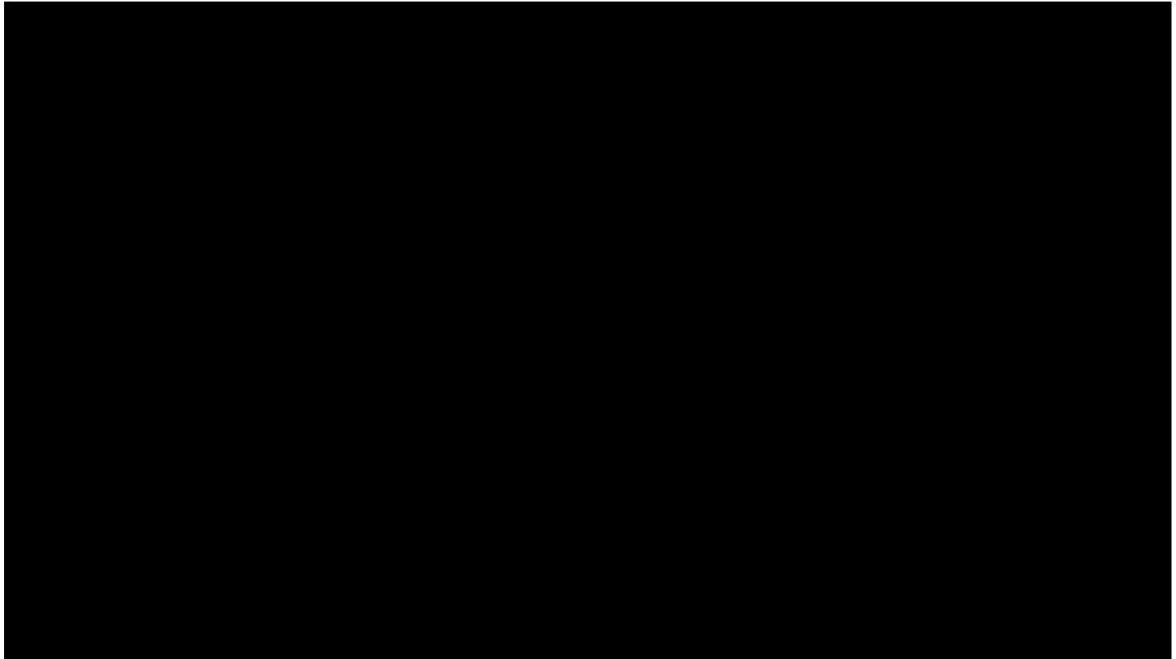
I would with the greatest of respect urge the planning officers once again in the eyes of fair justice commensurate with the previous refusal of the Ribble Valley Planning office and the Building Inspectorate that the simple FACTS are :- that very little of any significance other than a few cosmetic changes to get around the previous objections has changed with the new plans that offer no improvement or satisfaction to the residents of Park Mews and that these are rejected once more and the retrospective planning (or retention of) planning application refused.

Thank for your time reading this rather protracted objection.

Yours faithfully

***Footnote :- It is not until you carry out the exercise I have carried out in visiting many more of the Ribble Valley villages again today, to ensure that the information I have included in this objection are factual, not a generalisation or simply hearsay that you realise the wonderful work that you do in keeping the local villages in pristine condition ref. buildings structures materials and visibility also within the guidelines that you obviously set out to keep our Countryside looking in such beautiful rural condition and once again the envy of many area's of the UK***

Legend of Pictures provided for the Objection of planning App. No. 3/2022/0440



These pictures clearly show the effect that these two structures have impacted and changed the total dynamics of the Park Mews properties in both the outlook and effect that they could have on the value and sell ability especially number 1 at Park Mews with the garden now blocked completely on the right-hand side. In short no empathy at all for the surroundings and Village life in the Ribble Valley.

Photos redacted