

From: Kathryn Hughes
Sent: 02 August 2022 17:06
To: Planning
Subject: FW: Application no 3/2022/0456 [REDACTED]

Please redact and add/print to file.

Thanks

Kathryn Hughes

Kathryn Hughes
Principal Planning Officer
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Ribble Valley
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Further information and additional advice on permitted development rights and submitting planning applications can be found at www.planningportal.co.uk

From: [REDACTED]
Sent: 02 August 2022 16:27
To: Kathryn Hughes [REDACTED]
Cc: [REDACTED]
Subject: Application no 3/2022/0456 [REDACTED]


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Dear Mrs Hughes

Our reason for writing is because of our increasing concerns regarding unauthorised development at Backridge Farm, Twitter Lane, which, following our letter to Nicola Hopkins on the 16th February it was passed on to the

the mixed-use commercial site and were concerned about the intensification of uses, reflected at that time by part of Croft Barn being used for general industry and car sales.

following which a planning application was submitted at the end of April. advised us of the application and confirmed we would be kept notified of any developments so we could make formal representations. However, shortly after the application submission we noticed, on the web file, that it had not been registered and was shown as "Invalid". No other details of the proposed rectification were on file, and assumed we would continue to be advised of any progress.

The invalid notation remained until only a few days ago when it was suddenly changed to "Not invalid". Does that mean that the application has now been registered, in which case will we be notified to make comments, as the Council had promised? We have received nothing to date.

Just looking at the few details on the web file there does not seem to be a red edge location plan nor any details of how the proposed uses would be operated in order to avoid any adverse impact upon local residents as well as to avoid any conflict with the open countryside either through its use, intensity or through related features such as advertising on the building or on vehicles on the newly created sale forecourt (formed earlier this year by the removal of the landscaped area which formed part of the 2009 change of use permission)

we were aware of the mixture of low intensity commercial uses centred around Backridge Barn, across the road but were reassured by the limited permission granted by the Council - allowing only those uses compatible with a residential environment and also suitable for this very sensitive rural location, directly opposite a listed building.

However, since then, the range and intensity of the uses has increased, with additional buildings and new uses been brought on stream. Our initial query to the Council was whether those uses complied with the permissions - triggered by the noise and disturbance associated with the garage and car sales business which is the subject of the present application. That had spilled over onto the frontage, was very prominent to passers-by

with spaces and landscaping which should have been used to serve the originally permitted businesses now being used to display vehicles for sale.

Our real concern is that we are certain that had the Council known that the original limited permission to diversify some of the original farm buildings (especially the old stone barn) would grow to the scale and intensity that is today it would never have granted planning permission in the first place. Over the years the site use has progressively intensified and now you are being asked to agree a general industrial use (by statutory definition, incompatible with a residential environment) and linked car sales use for one of the larger buildings. If you agree that, what is to say that further applications for further buildings will not follow, eventually turning the whole of this site into a poorly regulated general industrial or larger car sales operation.

How would that impact upon the narrow local roads, upon the listed setting, upon the AONB and upon

That must be against the Council's policies.

We also feel that a general industrial use (particularly if that spreads to other buildings) is prejudicial to the well-being of the other residents

in the complex. They, too, will be inconvenienced by the introduction of general industry or further intensification of the commercial site. We feel that the Council must have a record of those living areas from past inspections.

We would be grateful if you could take our concerns into account when considering this application and ask that if you make a site visit you concerns. May we also invite you, when visiting the site, to make a full inspection of the whole site in order to place the present application in its full and proper context

We will make our concerns known to the Parish Council who we know, from reading the Council application files, have raised concerns about the intensification of this site in the past. Likewise the County Surveyor.

We would like to add further representations to the points raised in this letter, once we have spoken to the Parish Council.

Finally, we would add that we have no objection whatsoever to the range of controlled low intensity uses for specified buildings which were originally permitted at Backridge Barn and Backridge Farm provided the expected conditions are complied with. We were aware of the approved uses and were reassured by the restricted use and controlling conditions which we believed would be strictly enforced by the Council in such a sensitive location. However, the present application is an example

being given to the operator and we hope that the Council will use its planning powers to ensure that, in future, the site is operated in a responsible and lawfully compliant manner.

Yours sincerely

