

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 August 2022 11:42
To: Planning
Subject: Planning Application Comments - 3/20220568 FS-Case-445849471

Planning Application Reference No.: 3/20220568

Address of Development: Malt Kiln House Chipping

Comments: The first is a comment regarding the scale of the consultation. The list provided does not indicate that residents of Windy St. and Talbot St. have been consulted. This is a major omission, given the volume of heavy traffic that will be thundering past these houses. The consultation without input from these residents will be incomplete. In respect of the objections:-

1. Economic - It is difficult to see what economic benefit to the village these four dwellings will have. The original plans to transform Kirk Mill into a hotel would bring more economic benefits to Chipping;

2. Social - traffic congestion is already an issue in the village with people parking inappropriately on roads. 4 dwellings could will bring increased resident traffic.

Malt Kiln Lane is not a wide lane. It does not offer safe turning points. This will not only affect domestic cars but will certainly affect HGVs;

The village is only just recovering from the daily noise and increased dust of building traffic associated with the Fellside Development.

3. Environmental - the fact that the Forest of Bowland is an Area of OUTSTANDING Natural Beauty is conspicuous by its absence in the Land Contamination Assessment - GEO-ENV. Assessment of July 2022. The Forest of Bowland was designated an Area of OUTSTANDING Natural Beauty in 1964. The Local Authority, in this case, the Ribble Valley has the power and obligation to protect and enhance its beauty.

There is an attempt to make the case for upholding the fact that the 4 dwellings respect the "vernacular form" of the area in terms of "appearing as barn conversions". However, the dwellings are adjacent to an area of conservation of chiefly stone buildings dating back to 18th century. In no way would they blend into the vernacular form of the area.

[REDACTED]

[REDACTED]

-----Original Message-----

[REDACTED]

Sent: 22 August 2022 19:09

[REDACTED]

Subject: Planning application 3/2022/0568

⚠ External Email

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.

Good Evening Mr Dowd

We would like to register a strong objection to the planning application which Hodson homes have submitted to Ribble Valley Borough Council .

We were against the original application which sadly did get permission , but was conditional upon the original owners developing the Kirk Mills site which did not materialise as most residents expected this would never happen . We now find ourselves with a new application for 4 new dwellings , which if given permission , will be constructed of material not suitable for this area . Chipping being an area of outstanding natural beauty and if permission were to be given they should be built from natural sandstone and welsh blue slate roof , as are the majority of houses in Chipping .

On top of this Chipping does not need 4 and 5 bedroom houses . They will not be of benefit to anyone from this area , and will be built purely for financial gain .

[REDACTED] and are very sad to see the way things are going . Once Chipping has lost its uniqueness , it will no longer be what it is today .

It is impossible to build a carbon neutral house , as you are aware , due to its geographic position .

We would appreciate if you the planning committee would reconsider the access to this particular site . At present there is only a very narrow entrance which would open on to the highway at the bottom of a hill.

We do hope that the residents of our lovely village , whom this development will affect drastically , will finally get an equal say in what happens , as this does not seem to have happened in the past Yours Sincerely [REDACTED]

[REDACTED]

Sent from my iPhone

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 August 2022 09:47
To: Planning
Subject: Planning Application Comments - 3/2022/0568 FS-Case-446300162

Planning Application Reference No.: 3/2022/0568

Address of Development: Land to rear of Malt Kiln House, Malt Kiln Brow, Chipping PR3 2GP

Comments: 1. The proposed access to this development has been changed from the original plans and would now lead out onto a narrow busy road, with no speed limit and no pedestrian footpath.
2. According to the proposed new plans construction traffic will access this development from beside Malt Kiln House, why do they need another entrance/exit directly opposite Mills Way leading onto Wolfs Fell Close?
3. Referring back to points 1 and 2 these proposals have serious health and safety issues for local residents and visitors to Chipping.
4. The proposed construction hours from 7.30am to 6.00pm are too long. Again there is no consideration for local residents.
5. Some of the reports listed in the attached files date back to 2013 i.e. a. ecological report. b. tree report. c. utilities statement. Surely these should be more current.
6. Looking at this development plan there seems to be very little parking on site for construction vehicles and construction staff. Who will monitor this when the proposed development starts?
7. If there is not enough parking on site then they will park on the road and on the entrance [redacted] making access in and out of the estate hazardous.

From: [REDACTED]
Sent: 23 August 2022 13:40
To: Planning
Cc: [REDACTED]
Subject: Planning Application: 3/2022/0568. FAO: Adrian Dowd.


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 Dowd

This letter is in response to a conversation which took place at 10.45 am, between a Ribble Valley officer and myself. [REDACTED] did say that [REDACTED] would mention some points of concern to yourself regarding the aforementioned application and suggested I also reiterate them.

Having expressed concern at what seemed short notice between the Consultation Date and Consultation Expiry Date (3 weeks), I was assured that this was the Statutory Minimum Time for such consultation and that a more realistic Expiry Date would be 26th September 2022. Moreover, any comments/observations to be made by relevant parties would be accepted up to then and probably even after that due to a 'backlog' of cases. I assume that we will be informed of any Specific Date of Expiry in the near future.

I also made the observation that unlike Application 3/2014/0183, where Consultation letters were received by (what seems) the whole of Chipping Village, only 26 addresses were consulted by the present Application so not only have the rest of the residents of Chipping not been involved in the Consultation Process but residents such as [REDACTED] have not been taken into consideration either. I am aware of the argument that the latter application was for a 'Hotel' and subsidiary buildings and involved the whole of the village but given that Chipping is subject to only 5 vary narrow roads of Access and Departure, such a development will significantly affect the immediate area in terms of increased density of traffic, congestion and air quality (not mention the all-round inconvenience and increased hazards to existing residents and children). Your colleague did mention the lack of consultative letters to other nearby residents was due to the fact that on the proposed site, there is a large notice board publicising the proposed buildings and that locals were welcome to comment on the basis of the information displayed. However, I would like to offer the observation that the notice board shows pictures of the proposed structures as being 3 storey buildings and 3/4 bedroom cottage. This description you may agree, is not in line with descriptions included in the present application. The posting also mentions that an advantage to owning such properties will be 'Far reaching views' . To any cynical resident , this is ironic as such buildings will severely curtail the 'Far reaching views' of every other local. This is indeed the irony of any exploitative over- development which at the present time is swamping the Ribble Valley (and elsewhere!).

This leads onto what may be the most serious issue regarding the whole project. As your colleague was going to inform you, I told [REDACTED] that I received information from residents who were sent letters of consultation that on Sunday 21st August 2022, they were canvassed either by the Applicant or by a representative of the Applicant. What ensued, some people might regard as a legal threat; namely the suggestion that if the present application was opposed/refused then the 2019 Application : 3/2019/0132, re-introduced/implemented. My understanding is that the 2019 Application would have passed the 3 year expiry date and would therefore in its present form be redundant. Whatever the case, I am sure that you agree that such action is alarming and demands further investigation.

I feel the country as a whole is suffering from its Green Belt Areas being under constant threat from building companies who always seem to hold the 'legal whip hand' when choosing Green Field Sites in preference to more Eco-Friendly Brown Field Sites.

Whilst the last two lines reflect a personal if anxious opinion, I am sure you would want explore the
aforementioned observations and incidents further, in relation to Application: 3/2022/0568

[REDACTED] await your findings and response with concern.

If you would wish to discuss this further my telephone number is [REDACTED]

Yours sincerely

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 August 2022 22:23
To: Planning
Subject: Planning Application Comments - 3/2022/0568 FS-Case-446531969

Planning Application Reference No.: 3/2022/0568

Address of Development: Land to rear of Malt Kiln House, Chipping, PR3 2GP

Comments: I object to this planning application 3/2022/0568 to erect 4 new two storey residential dwellings for the following reasons.

1. Materials - cedar cladding is not in keeping with buildings in the rest of the historic village which are mostly stone built. I am not aware that any other houses have wooden cladding. The houses will be sitting on top of a ridge, not surrounded by trees and so will not blend in.

2. Car parking - From the road it will look like a car park as there will probably be at least 8 vehicles parked there (hardly anybody puts their cars in their garage these days)

3. Planning permission for this site was originally refused by RVBC but granted on appeal in 2016 on the grounds that the brownfield factory site would be regenerated and jobs would be created. This has not happened after 8 years and looks like it will not happen in the foreseeable future as I believe no one bought the old mill and factory site at auction last month. Therefore ALL planning permission on this greenfield site should be refused as was the original wish of the village and RVBC.

4. Trees - Many of the trees on the roadside which would shield the development from the road are recommended to be felled. I'm concerned that they will all be removed for convenience as happened with the hedge on the roadside by the Fellside development. This has still not been fully replaced. What was once a country lane in an AONB is turning into an urban landscape with lap fences.

5. Access for construction vehicles - The access road shown on a picture in the application to the side of Malt kiln House is no longer there. It is now a garden. How will heavy earth moving and other construction vehicles gain access?

6. Is the compound and storage area large enough for all the building materials, construction vehicles and contractor's vehicles? Or will they park on the roadside as they did during the construction of the Fellside development.

7. Finally, is there a housing need for more 5 bed houses in Chipping? 39 new homes have recently been built on a greenfield site. Chipping is a Tier 2 village. Development needs to meet proven local needs or deliver regeneration benefits neither of which apply to this development. The development will be detrimental to the AONB and will impact greatly on what is currently a magnificent view of the Bowland Fells.

I believe this development contravenes policies EN2 and DMG2 of the RVBC Core strategy.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 August 2022 18:15
To: Planning
Subject: Planning Application Comments - 3/2022/0568 FS-Case-446790800

Planning Application Reference No.: 3/2022/0568

Address of Development: Land to rear of Malt Kiln House, Malt Kiln Brow, Chipping PR3 2GP

Comments: 1. The original plan for this area was to transform Kirk Mill, together with a Hotel/Spa and dwellings on the six acre derelict site opposite the Mill. Unfortunately neither of these has progressed, which would have brought much needed income and employment into the village. Adding four very expensive, glass balustrade properties nestled between 18th century dwellings comprising the Grove and the Old Hive would not complement this historical architecture.

2. Church Raikie is a narrow country road with no footpath, used by walkers and locals alike. Farm traffic use this road on a daily basis (several times a day during certain times of the year). Proposing a new site entrance opposite MillsWay (recent Fellside Development) could prove dangerous for pedestrians, especially children.

3. Amount of extra traffic will impact the village especially traffic through Windy Street which is a very narrow stretch not built for large wagons/HGV's. What impact would these heavy wagons/lorries have on foundations of properties on Windy Street some of which date back to 1700?

4. Chipping is in an 'Area of Outstanding Natural Beauty' within the Forest of Bowland. It will have an impact on wildlife. Bats can be seen in early evening and deer are often spotted in the field where proposed houses are to be built.

[REDACTED]

From: [REDACTED]
Sent: 21 August 2022 16:38
To: Planning
Subject: Response to planning application 3/2022/0568
Attachments: Response to planning application 3.2022.0568 4 dwellings.docx



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 Dowd,

Please find attached my response to the planning application 3/2022/0568 for 4 residential dwellings on land to the rear of Malt Kiln House, Malt Kiln Brow, Chipping. PR3 2GP.

I have today received a letter from the proposed developers, Hodson Homes, saying that they intend to start work on this site from 22nd August which is tomorrow! I feel very strongly that no work should start on this proposed development until all the responses have been considered and decisions made concerning planning permission.

Regards

[REDACTED]

Response to planning application – 3/2022/0568

Proposal: 4 new 2 storey residential dwellings

Location; Land to rear of Malt Kiln House, Malt Kiln Brow, Chipping PR3 2GP

I am writing with my objections to this planning application for the following reasons:

- **No justification for building on a greenfield site and no benefits to the village** – The original plans for this plot were part of a hybrid development for the Kirk Mill site. The excuse given for previous plans for building on this greenfield site was linked to the supposed benefits to the village from tourism, jobs etc. No benefits have been seen so far, only years of chaos, loss of the cricket field green space and poor quality housing. The Kirk Mill site is still for sale and has been for some time. In fact it recently went up for auction but failed to sell. Obviously there are no plans for the hotel development to go ahead, and I question whether there ever was this intention! I notice that the applicant is not the sole owner, is this land still owned by [REDACTED] or has [REDACTED] already offloaded it? If houses are required they should be built on the Kirk Mill brownfield site, not on greenfield spaces. What reassurance do we have that the perceived benefits to Chipping from the Kirk Mill development will ever happen! Meanwhile we will have lost two greenfield sites and have needless oversized houses blighting our beautiful countryside. Granting of planning permission for these homes should not even be considered whilst there is still such uncertainty around the future of Kirk Mill and until the Kirk Mill site has actually been developed and the village sees some benefit. If the planned development for the Kirk Mill site has been abandoned then so should this plan.
- **The proposed development is within an Area of Outstanding Natural Beauty-** This greenfield site is in the Forest of Bowland Area of Outstanding Beauty and part of it is in the Kirk Mill conservation site. It is also adjacent to the Clark House Biological Heritage Site. New build homes would have a negative impact on this historic area, particularly as all other buildings on this side of the road are old character properties. In response to the previous hybrid application 3/2014/0183 English Heritage suggested removing plans to build homes on this plot as they would blur the distinction between the contrasting settlement patterns (of Old Hive and Kirk Mill) and undermine the conservation area and mill.
- **The proposed development is on greenfield land and would be to the detriment of the visual amenities of the locality** – This greenfield space has previously been used as pasture and meadowland, as well as being part of the Kirk Mill conservation site, so it is certainly not redundant! The properties would be visible from the road and would obscure the beautiful view to the fells enjoyed from Church Raike. All photos in the planning application have been taken in summer with trees in full leaf, any visual impact should be assessed in winter as for 6 months of the year the trees are bare. The large size of the proposed buildings is totally inappropriate and needless. Replacing greenfield and countryside views with these huge properties will negatively affect the appearance of the area!

- **The proposed development does not fulfill a local need** - There is no local need for more housing, particularly of this size. The four homes proposed all have at least 5 bedrooms, numerous bathrooms, study, gallery and games room! The price would be out of reach for most of the local population and there is no need for yet more homes of this size.

The new Fellside site has already provided 39 additional houses for the village. The majority of these are large 4 and 5 bedroom homes most of which have been sold to people from outside of the local area, so there is certainly no further need for houses of this size.
- **Negative effect on the natural landscape and wildlife with identified risks concerning watercourse contamination and slope instability** - The proposed development plot is alongside a watercourse with very steep sides and there is a risk of contamination, as stated in the Ecology report, with the potential for a pollution/sedimentation event during reprofiling of the steep embankment. What control measures are in place to protect the aquatic species in Chipping Brook? The stream that runs alongside this development will be affected and it is already under increased pressure from the significant water run-off from the Fellside site. The development site is also on a hill with steep slopes and there are concerns around slope stability. The report states that the proposed site works indicates potential instability, and there is some evidence of movement observed.
- **The highways leading to the site are inadequate** – Any development at this side of the village means more traffic through the bottlenecks at Windy Street and around the Cobbled Corner and access to this site is very restricted. [REDACTED] endured the chaos created by the limited access to the Fellside development over several years. This would continue due to the creation of a bridge over the stream on Church Raikie to create the access road, and the removal of soil and debris from the site. I also have concerns for the residents of The Grove, Tweedy's Court and other surrounding properties which I assume will be similarly affected by the haul road. Having to negotiate large, heavy vehicles and the constant slippery mud on the road, especially when walking, is a nightmare. Not everyone drives! It also caused damage to cars and footwear, and was very unsafe for cyclists. This road is narrow and has no footpath, lighting or speed restrictions. Road closures and having to follow the narrow and steep diversion route also proved hazardous resulting in accidents and near misses, as well as restriction access for refuse collection, deliveries and emergency services. Especially as it was in the depths of winter! Will this road need to be closed to connect to utilities and bridge building? The state of the road following the Fellside development still needs to be put right as it has been left with poor drainage, broken and unsafe railings, uneven surface and potholes. We should not have to endure this for any longer so it will all need to be addressed before starting on any new development. Any future working on the road should be done outside of the winter months and the needs of the local residents considered by developers, councils, and highways departments which certainly did not happen previously!
- **Risk to protected trees and wildlife disturbance** – There are large protected trees very close to the retaining wall and I am concerned that their stability and root system could be affected by this. We have already lost a significant part of the Millennium Wood as well as hedgerow due to this hybrid development and it is important that any remaining should be preserved. What will be the effect on

the wildlife in the surrounding Biological Heritage site, conservation area and watercourse from noise, pollution, land disturbance, light and vibration?

- **Unfair consultation process** – The residents of the new Fellside development have not been included in the consultation process even though they will be significantly affected by the proposed development as they overlook it. The Access road is directly opposite the entrance to Fellside so they will have to contend with road works, mess and disruption during the building process. As well as having to negotiate the increase of traffic and heavy vehicles on this unsuitable road, with no footpath. All residents of the Fellside development need to be invited to respond to the planning application.
- **No post development plan in place** - What is in place to manage the existing retained habitats, and enhance the biodiversity of the area surrounding the development . So many times environmental mitigations are put in place only to be ripped out or forgotten about once the property has been sold. There needs to be agreements and measures put in place to ensure that this will not happen. There also needs to be assurances that there would be no buildings of any kind erected on any of the gardens at any time in the future including pods, workshops, granny flats, garages, stables, more houses etc. as this could encroach further on the already threatened wildlife, landscape and conservation area.

I appreciate that there are some improvements on the previous planning application for this site i.e. carbon neutral, reduced height, more use of natural materials, with at least some attempt to work with nature rather than against it. However, I see no justifiable reason to build on a green field site, and even more so whilst the brown field site of Kirk Mill remains undeveloped. This development would cause landscape and visual harm to the conservation area and surrounding countryside and wildlife. Especially in an area of the village which is so inaccessible, and is on the main route to the fells where walkers, cyclists and motorists currently enjoy a quick escape to the countryside, views of the fells and historic buildings which blend into the landscape. This surely cannot be justified in an area of outstanding natural beauty! Building on greenfield spaces sets a precedence for future developments, we need to preserve our countryside and wildlife that surrounds it. We also need to maintain the historic character and the tranquil setting which makes Chipping so attractive so this planning application should be refused.

ONCE IT IS GONE IT IS LOST FOREVER!



