



11th August 2022

Planning Application No :3/2022/0719

Site of planning application: Hillcrest Farm, Startifants Lane, Chipping, PR3 2NP.

We would like to strongly object to the above planning application and would like to offer the comments below.

Hillcrest Farm is a working farm and Livery whilst [REDACTED] may no longer farm sheep some still remain to be farmed by him, he also now farms cattle and has a livery located on his farmyard. You will appreciate the moving of cattle/horses makes the yard area far more hazardous than when [REDACTED] was farming sheep.

The application would mean that members of the public (with increased children at the location) both pedestrians and vehicles would need to access cross through [REDACTED] working farmyard to access the shepherds hut along with the existing Lodge/cladded caravan. This area is where loading shovels and tractors are used daily to service horses and cattle.

Concerns are to be raised regarding Health and Safety of this issue along with the lack of Health and Safety procedures put in place.

There are no designated walkways, no safe vehicle access system, and no warning signage around his yard. Can Ribble Valley confirm that risk assessments for the use of his working farm and livery as a holiday park have been carried out?

Is Ribble Valley able to confirm that [REDACTED] has a licence to rent out these holiday lets, which we understand he should hold before he trades as we presume such safety issues will have been addressed before issuing.

[REDACTED] farm equipment show a lack repair and maintenance and as such are a safety concern to the holiday traffic and pedestrians crossing his working farmyard.

[REDACTED] has a working farm with stables and livestock which leaves manure on the yard where the holiday residents will have to cross by foot, this is a safety concern as it could lead to slips, and trips. This also leads to a lack of biosecurity. It is to be noted that there are also unsecured bales at the entrance and on the farmyard again causing a safety hazard.

It would appear [REDACTED] to planning permissions, this is evident by placing the shepherd hut in a different location than applied for [REDACTED] has also converted one of his farm building's/barns into a dwelling [REDACTED] have not seen any

planning application letters relating to this conversion. This also increases further footfall onto a busy farmyard. We would also question, which sewerage/drainage system does the wastewater from this building drain into.

We also have concern over holiday makers [REDACTED]

We would also like to raise concerns over the noise coming from the current holiday let as there was no mention of a hot tub being put in at the let. Holidaymakers play loud music to unwilling listeners whilst in the hot tub. We have concern's that [REDACTED] will put another hot tub at the shepherd's hut. This along with the holidaymakers [REDACTED]

Following [REDACTED] last application regarding his lodge/ cladded caravan ref 3/2019/0558 stated he had to have a package treatment plant for sewerage. We are not aware this was ever installed and would urge Ribble Valley to investigate this issue. Although not shown on the proposal plan's we presume [REDACTED] is going to or has already connected the shepherds hut to the same system.

[REDACTED] also have concerns [REDACTED] and also on the road in the front of the property. [REDACTED] has a sewerage leakage coming out of the front wall of his property and this has been flowing down the road. We are unsure if this has been fixed. There is also foul water runoff from the farmyard at the entrance to the farm, which again runs down Sartifants lane. This is also causing an icing hazard to the road in the winter months. [REDACTED] question if this is down to under capacity of the existing waste system.

[REDACTED] would also like to point out that with [REDACTED] changing the contour of the land for the lodge/cladded caravan has caused the water from the field to [REDACTED]. The shepherds hut new location has got a sewerage pipe coming up out of the ground by the side of it, are Ribble Valley able to confirm if the correct sewerage system has been put in place as this wasn't where the original plans said the Shepherds hut would be located? We are also concerned with [REDACTED] construction of a road to the unauthorised location of the proposed shepherds hut this will again increase water runoff.

It is felt that the lack of repair and maintenance of the farm and Livery along with the current lodge/cladded caravan and now a shepherds hut has a negative impact and effect on the area, which is an area of outstanding natural beauty.

The farm and Livery causes increased traffic on the highways another holiday let would further impact. The road is already having a high numbers of cars visiting the area due to it being at the bottom of Parlick Hill, the gliders club and Chipping Village.

We feel that there is no necessity for any further holiday lets in the area as a new one has been passed further down Startifants lane and Wolfenden Mill accommodation and Chipping Village being so close. Our concerns are if planning is permitted for this further holiday let more will follow from [REDACTED] and we will effectively end up with a holiday park [REDACTED]