

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 September 2022 21:41
To: Planning
Subject: Planning Application Comments - 3/2022/0722 FS-Case-455318806

[REDACTED]

Planning Application Reference No.: 3/2022/0722

Address of Development: Mayfair Slaidburn Road BB7 3JJ

Comments: [REDACTED] to the proposed development and have a few observations in respect of the proposed development:

Location of the Development:

Why does a proposed storage site/shed with parking need to be situated in the top corner of a field located in open countryside?

The proposed location involves running a new access road up the entire length of the [REDACTED] entirely changing the rural nature of the area. The proposed site is currently a hay meadow next to a hay meadow visible from across the valley. If this development is approved it would become a hay meadow next to a purpose built shed with an access road that would also be visible.

There is no economic sense in locating the yard in the location applied for there is space at the bottom of the field next to the existing road which would avoid the need to build any access road? A business would focus on keeping cost to a minimum as opposed to building a road to a currently inaccessible part of the field without explanation, especially where the topography would require more work to develop this part of the site than others.

Why build there when there are more accessible parts of that field or indeed why indeed try to build a facility to store at all within the AONB? It would be cheaper and more secure to develop a site closer to Clitheroe.

The proposed plans also allow for two parking spaces to be created alongside the site, clearly building a car park in a field (not matter how small) is not in keeping with its existing use and more importantly would be entirely out of keeping and character for the area which is currently open countryside. Equally it suggests that there will be the appearance of having a working facility in the shed (whether that is the intention or not) which would mean that if granted it would be more difficult for the Council to object in the future to other suggestions in other fields.

The site would however be a lovely location for a house to be built in the future.

Local Ecology:

The applicant is correct to say that there are currently no trees in the are, but that is only because a mature oak of over 250years was unfortunately destroyed by storm Arwen last year. [REDACTED] the fallen tree and clearing the area with a view to planting replacement oak trees and faster growing native trees in the corner adjacent to the proposed site to maintain the ecology of the area. [REDACTED] tree intact whilst [REDACTED] to ensure that the local wildlife was not left absent shelter whilst [REDACTED] work out the best way to develop the area.

There is also a water course [REDACTED] which would likely be influenced by a proposed soak away as

the field slopes towards it the increased flow of water resulting from the development may undermine the dry stone wall.

Need & Purpose for the Development:

There is no detail provided as to what is needed for save for a vague reference to storing construction (building equipment) and Forestry equipment, neither of these require a barn in the middle of an agricultural field in an area of outstanding natural beauty, this sort of equipment can be stored in any facility without impacting the local scenery.

There are no details of what sort of equipment is to be stored. What is clear is that it will increase traffic on Slaidburn Road in the transport to and from the site and whilst the businesses may work locally they will not always be required to use Slaidburn Rd it will also change the character of the field in which it is stored as the equipment will require moving regularly effectively making the proposed access track a road which would see far more vehicular movements than any working field.

It is concerning that the application is being made for development for business benefit but does not state what the hours of operation are. The application suggests that the site will be used as a site without restriction, without clarity there could well be heavy machinery moving up and down the lane at all hours disturbing livestock and potentially the families nearby. I would reiterate that the type of machinery used in construction is not in keeping with the local area as the area is currently open countryside all the way down to the ancient woodlands on the opposite side of the field, which I would expect to be impacted by the implementation of this application.

For the above reasons I feel it necessary to object to the application.