

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 04 September 2022 12:27  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0729 FS-Case-449139137

[REDACTED]

**Planning Application Reference No.:** 3/2022/0729

**Address of Development:** Lower Reaps Farm, Whinney Lane Mellor BB2 7EL

**Comments:** With regard to the proposed development of Lower Reaps Farm, Whinney Lane:

1. We are concerned about the amount of traffic that will be driving up and down the single track lane between Whinney Lane and Lower Reaps Farm (possibly 12 vehicles) when there are no passing places. We would like assurance from the developers that this will be addressed?
2. The owners of houses around the Lower Reaps (Middle Reaps, Whinney Lane Farm, Whinney Lane Farm Barn and The Old Spout House) share responsibility for the maintenance of the lane. We need written assurance that the new owners of Lower Reaps will share responsibility for this.
3. We are concerned that the development of Lower Reaps Farm will lead to other housing developments in the area around Lower Reaps Farm and would like assurance that this is not planned.
4. The plans cut through and block several public footpaths.
5. The barn is currently a nesting site for Barn Owls - how will these animals be protected?
6. The building works will result in a lengthy period of disruption to those of us living in Middle Reaps, Whinney Lane Farm, Whinney Lane Farm Barn and The Old Spout House. We are likely to have large lorries moving up and down a lane where children play and dogs are walked. We are very concerned about the safety [REDACTED] and potential damage to our homes from passing lorries.

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 03 September 2022 14:13  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0729 FS-Case-449044469

**Planning Application Reference No.:** 3/2022/0729

**Address of Development:** Lower Reaps Farm, Whinney Lane, Mellor, BB2 7EL

**Comments:** I have the following concerns about the proposed development:

- \* There are public rights of way/footpaths running through the land. These seem to be blocked by the proposed buildings and car parking. I would like an assurance that these rights of way will be preserved.
- \* Barn owls have nested annually at the property for at least the last 10 years. The location of the nest has been recorded in recent years with The Barn Owl Trust. How will disruption to these nesting birds be minimised and will the new development provide alternative nest sites?
- \* The property is accessed by a narrow, single track lane, along which there is a public right of way. I am concerned at the danger that increased traffic from three properties will bring to pedestrians. How will the developers mitigate this risk?
- \* The application mentions conversion of outbuildings for external works. Does this mean that the outbuildings can be used for business/light industry? If this is the case - then I am worried about the increased traffic, noise and associated nuisance that a business will bring to a peaceful, entirely rural setting.
- \* Recently green belt classification has been removed from land adjacent to the east of Whinney Lane. A large housing estate is now being built on that reclassified land. I would like Ribble Valley Council to protect green belt and ensure that this development does not exceed the footprint and profile of the existing agricultural buildings. In addition I would like Ribble Valley Council to ensure that this development cannot be used, subsequently, as a reason to allow new and further building on surrounding land.
- \* Building and conversion works will bring increased traffic and noise during construction. I would like building times to be limited to reasonable hours Monday to Friday and to exclude weekends. In addition, before any work starts, I would like a commitment to repair all damage that heavy building traffic does to the single track lane/fencing/lane walls/adjacent properties etc.