

28 FEB 2024

Ribble Valley Planning Department,  
Council Offices,  
Church Walk,  
Clitheroe,  
BB7 2RA.

27th February 2024.

Dear M/s Hughes,

Re: Mr and Mrs Stummer, Appn. 3/2002/0841.

We strongly oppose this application for the following reasons.

The "site plan and view points" submitted with the application demonstrates that it is currently impossible for the site to be described and used as an allotment as approximately two thirds comprise a pond, (which constitutes unauthorised groundwork) decking, a rockery and mature shrub/flower beds. All this results in a formally laid out ornamental, residential garden which has been constructed, without permission, purely for leisure purposes on a plot of land that was originally agricultural meadow land in contravention of the planning rules and policies and constitutes urbanisation of the countryside. This plot immediately abuts two long standing, substantial, detached country properties and is an invasion of their privacy.

The "existing site plan" submitted with the application shows a plot of land to the rear of Greystones and incorrectly describes it as an allotment to that property. This area does not belong to Greystones.

Section 22(1) of The Allotment Act 1922 as amended as recently as 2020 defines an allotment as "... land which is wholly or mainly cultivated by the occupier for the production of vegetable or fruit crops for consumption by himself or his family." The definition of 'allotment' in The Oxford Learners dictionary is "a small area of land in a town that a person can rent in order to grow fruit and vegetables on it." This plot is clearly not in a town and appears not to have been laid out to grow such produce nor been managed in any way that resembles these clear definitions. These definitions also have an application to the adjoining plot owned by the applicants and granted permission in late December 2019 as an allotment under reference 3/2019/0912. This plot doesn't appear to have been run as an allotment either nor used solely for agricultural purposes as was specifically granted so this would be strong evidence the same would be likely to continue to happen with the plot in the current application.

There is further clear evidence of the applicants true intentions when again considering this adjacent original plot. The unlawful oversized chalet type structures there ( which should only be a permitted small shed and a greenhouse ) continue to be altered during daily work on the site because the applicants wish for all these plots seems to be to use them for holiday homes or for their own leisure or both. Various other structures have appeared there as well so there is every possibility this could occur on the plot the subject of this application, if granted, including the siting of the Tiny House there which has still not left the adjoining site some eight months after appearing despite the authorities telling them months ago that it should be removed. So now a commercial, work use has appeared on the sites with continual groundwork, building and joinery work and the possible construction of a second Tiny House. The sites therefore constitute a business and commercial use and sales pitch as the Tiny House is also offered for sale online and the concern is these activities would extend and continue on to the new plot behind Greystones.

Lights have appeared all over the various plots - on the front gate facing the road but recently turned inwards, around the stables, on fence posts on the long easterly boundary and on the plot the subject of this application in the form of powerful floodlights. (See the attached photograph from the field side.) These lights are seen on here in partial daylight yet they still shine brightly but after full darkness they are exceptionally bright. This creates light pollution, nuisance and invasion of privacy for the adjoining residents at Greystones and the wider neighbourhood as well. Just as

disturbing is the effect of these lights on wildlife. This is an area rich in birdlife and particularly nocturnal bats, a protected species and owls, both of which are severely impacted by light pollution together also with other wildlife that frequents the area such as deer, badgers, foxes, rabbits and birdlife generally. All of which will be permanently frightened away not just by the light but also by the constant ongoing human activity contrary to policy DME3. You would never expect to see such lights on a true allotment and its likely none like these would ever be allowed. So this is another indication that the applicants here have simply laid out this plot as an ornamental, residential garden for their own personal use and enjoyment as a relaxing area which, inappropriately, is immediately adjacent to the boundary of Greystones and overlooking it.

In the application form the applicants say that disposal of foul sewage and any existing drainage system is "unknown." This is misleading because this site with decking and a pond will need drainage and the owners must be aware of any pipes and tanks they have laid under their plots and their location and these should be identified on their plans.

The site in this application is an attempt to develop it for accommodation or associated use as a garden in potential contravention of various planning rules and policies. This application, if granted, would constitute urbanisation of the countryside resulting in continued harm to its character and appearance contrary to policies DMH5,DMG1,DME2 and key statement EN2. The applicants have shown continued disregard for the wildlife, beauty, flora and fauna of the countryside as again evidenced only recently on the 13th February by the felling of a large, mature tree at the entrance to their site just on the left hand side inside the gate contrary to policy DME1.

All we would ask is for the applicants to strictly abide by the planning rules as everyone else in Dinckley has done instead of constantly keep doing as they please and this would create greater respect and tolerance all round. However, this application should be refused and the owners required to restore the plot to its original state of agricultural meadowland.

Yours sincerely,





