

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 October 2022 11:11
To: Planning
Subject: Planning Application Comments - 3/2022/0937 FS-Case-461618028

[REDACTED]

Planning Application Reference No.: 3/2022/0937

Address of Development: Oakhill School, Wiswell Lane, Whalley, BB7 9AF

Comments:

The proposed new structure at Oakhill School is to facilitate the change of use of a asphalt 'school playground', into a 3G football pitch facility for commercial adult use.

Two years ago, Oakhill carried out the unauthorized building works, however, they chose not to apply for the necessary Planning Approval from RVBC.

A 3G pitch was constructed along with a 3m fencing structure and an 8m high ball retaining fence.

After many repeated requests by RVBC, it has taken 14 months for Oakhill to finally apply for Planning Permission for the erection of this significant structure.

It is the intended 'Evening' adult use of this 3G football facility that [REDACTED] wholeheartedly opposed to. [REDACTED] strongly object on the grounds of the Environmental impact and Noise Disturbance that has been created by the current evening commercial adult use.

This issue is a Statutory Nuisance (as defined by Section 79 of the Environmental Protection Act 1990).

In November 2021, a Community Protection Warning was served on Oakhill, however, they [REDACTED] the warning and [REDACTED]

Principally, it was requested that the facility was only to be used by players under the age of 18 years old, eg Oakhill students only.

Instead, [REDACTED] subjected to the constant shouting and swearing of adult players each evening up to 8.30pm each night.

No amount of replacement fencing and netting will reduce the excessive noise that the football players are making. Incidentally, [REDACTED] not blaming or judging the players, they are enjoying competitive sport and exercise, however, the location of this new facility is totally unsuitable adjacent to residential properties.

Oakhill may claim that the playground area has been used for over 10 years by the school and the 'community', however, we are able to confirm that we have never witnessed or heard this facility being used in the evenings, and most certainly not by shouting and swearing adults, clearly if [REDACTED] had, [REDACTED] would have brought it to the attention of Oakhill and /or RVBC.

The ongoing use of this facility is a clear case of Anti Social Behaviour and should be treated as such.

As per [REDACTED] statement, the evening and weekend use and disturbance started just two years ago, in September 2020. Throughout this time, [REDACTED] have tried to communicate with [REDACTED] and attempted to resolve the issues amicably. [REDACTED] so he himself can witness, what [REDACTED] are having to endure.

On all occasions, [REDACTED] has not successfully engaged and has shown no interest in meeting with [REDACTED]

Oakhill have also erected telescopic floodlighting which shines directly [REDACTED] and hence, is a huge invasion of [REDACTED] privacy. Oakhill may wish to call these temporary, however, they do not move them and are in essence a permanent fixture.

In the Autumn and Winter months, there are no leaves on the trees on the boundary, and therefore, the light and sounds is free to travel directly on to neighbouring residential properties.

It should also be noted that Oakhill have already applied for a facility such as this within the grounds of Oakhill, some 140m away. See Application 3/2015/0340.

The level of consideration and detail on this Planning Application was excellent, with reports on Noise Assessment, Light Spillage, Acoustic Fencing, Location in consideration relating to neighbouring properties etc.

However, subsequently, Oakhill Investments then applied to build 6 new homes on land owned by Oakhill, adjacent to the main car park.

This housing development is currently well underway and these homes have been sold at prices in excess of £1 Million each.

Planning Application 3/2016/1148 refers.

Incidentally, the new homes are very close to the 2015 Proposed 3G pitch facility, so it is fair to say that the ease of selling these new homes, adjacent to a 3G football facility, would have been seriously difficult and would have reduced the selling prices.

After all, who would want to live next to a 3G football facility with evening noise disturbance and floodlighting ?

Oakhill have [REDACTED] to the huge impact that the 'new evening and weekend use' is having on neighbouring properties.

[REDACTED] must shut doors and windows to minimize the noise disturbance that is created by this facility. Even then, [REDACTED] can still clearly hear the shouting and the bad language from inside [REDACTED] homes.

As per the plan, the location of the football facility, is very close to the boundary between Oakhill and the neighbouring properties on Bennetts Close.

[REDACTED] are able to accept school children playing outside and enjoying sport, and hence, they will make a certain degree of noise. This however, is weekdays and is generally in the daytime hours of the school operation, and [REDACTED] full appreciate that after all, [REDACTED] to a school.

During the summer months, [REDACTED] are unable to use [REDACTED] for any outdoor enjoyment as one should.

It is not possible to have friends or guests due the consistent bad language and shouting.

[REDACTED] quality of life and enjoyment of [REDACTED] home is seriously impaired.

As an establishment which promote Christian values, consideration to others, tolerance and a community spirit, it is quite alarming that Oakhill and the management are choosing not to consider and practice their own values.