

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 January 2023 21:23
To: Planning
Subject: Planning Application Comments - 3/2022/0988 FS-Case-476072689

[REDACTED]

Planning Application Reference No.: 3/2022/0988

Address of Development: Woodfold, Further Lane Mellor

Comments: We would like to object to the above planning application. This is a rural area and this development will be on greenbelt land. It will not be in keeping with the existing houses on the lane. This will not be an isolated home. The lane is already under pressure from increased traffic and is not suitable for any more [REDACTED] to this development and the application hasn't considered the impact on [REDACTED] at all. There will be a huge impact on the local wildlife. We have deer, barn owls, bats and buzzards in this area.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 January 2023 12:48
To: Planning
Subject: Planning Application Comments - 3/2022/0988 FS-Case-475291318

[REDACTED]

Planning Application Reference No.: 3/2022/0988

Address of Development: Further Lane

Comments: The planning application is a substantial building planned on rural green belt land under the [REDACTED] that it falls under the the category of an Isolated home in the countryside. I would like to object most strongly to this not being the case, the community that sits within [REDACTED] and Nabs Head is an active and friendly community I [REDACTED] each day and the addition of a Georgian and Neoclassical house is in no way in keeping with the farming and rural community it would be placed into. No houses of this style are visible within the existing community. If this development is allowed, any style of house to be built within an existing community on green belt land, it will make a mockery of the planning application process, as just saying that a house is isolated will allow any style property to be built anywhere.

I can't understand why this would even be considered. There are many sites and large houses requiring redevelopment that are not on existing green belt land. Green belt working land should only be used as a last resort, this is clearly not the case here.

[REDACTED]

From: [REDACTED]
Sent: 02 January 2023 15:55
To: Planning
Subject: Proposed plans Woodfold Villa

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Fao Kathryn Hughes
Planning Application number 3/2022/0988
Grid ref:363687 429538

Proposal: Proposed erection of one private dwelling with landscaping and demolition of equestrian development.
Location: Land adj to Further Lane and Woodfold Park Mellor BB27QA

As a [REDACTED] I wish to raise objections to the proposed building.

Firstly, the land on which the property would be built is clearly designated as Green Belt Land. Any exception to the prohibition of building on this type of land must meet stringent criteria, none of which this proposal meets. The proposal is clearly a breach of the Green Belt criteria.

Secondly I object to the building design. All people who have carried out the development of existing properties in the area have undertaken to maintain a sympathy with the construction, design and material use of the area. This property however totally fails in this capacity. The design could be classed as "colonial, baronial" It would be more appropriate if it were built in the Southern States of America. The design and construction materials are incongruous with all the stone buildings in the Further Lane area.

Thirdly, I would draw attention to the service needs of such a property. An example of this is the mains water supply. The existing service could not withstand connection to the existing small bore pipe which comes through the housing complex. The branch which passes closest to the proposed site is barely adequate to supply the four properties beyond it. Given the proposal of multiple bathrooms, and even a swimming pool, this would not be sufficient to supply the proposed and other properties, sharing it. Other services such as electricity may be affected. I sincerely hope a breach of Green Belt criteria will not be swept aside.

[REDACTED]
[REDACTED] Date of Objection 2/1/2023
[REDACTED]



4th January 2023

Dear Ms. Hughes,

Planning Application No: 3/2022/0988 Grid Ref: 363687 429538

Proposal: Proposed erection of one private dwelling with landscaping and demolition of equestrian development.

Location: Land Adj to Further Lane and Woodfold Park Mellor BB2 7QA

We write in response to the application referenced above. Whilst you have not contacted us directly, as a [REDACTED] proposed development, we feel our views should be considered and question why no approach has been made to us within your initial actions?

Our response is not an intention to reject the application. We have now spent considerable time reviewing the comprehensive suite of documents and studies that support the application. We feel the logic and responses put forwards by the respective experts and bodies who have assessed the proposal to be reasonable and feel the development would add to the appeal of the local area.

We do however feel that we must raise three points which sit as concerns to us should the development be approved and request that these have been fully considered by you should you decide to approve the application.

The scale of the proposed development is significant. It is reasonable to assume that significant infrastructure, materials and resource will be needed to accomplish the build project. The location is fed by only one small narrow country road. To support the build, a large volume of heavy goods vehicles will be needed to deliver raw materials along with building infrastructure. In their accessing the site and operation at the site, this will have a significant negative impact [REDACTED] [REDACTED] with roads being resultantly impassable and restricted by way of the goods vehicle's operation, let alone the associated environmental pollution. At times, the road is currently blocked or difficult to traverse when two cars are passing each other, let alone a volume of HGV's. You will be able to call upon the difficulties of operating goods vehicles in the area as RVBC vehicles are frequently unable to traverse the road in inclement weather conditions and only several months ago, the road was blocked for many hours by way of your own goods vehicles which become stuck on a verge along the road after attempting to navigate oncoming traffic. This inconvenience caused by this to the area, environment and way of life would clearly be significant and ongoing for many months/years whilst the build project is completed.

Secondly, I feel the history and heritage of the area in its current state must be appreciated. The history of Woodfold Hall and its creators is of significant historical importance to the area. The name of 'Thwaites' and 'Yerburgh' form part of the history of not only the village of Mellor, but also the wider area of East Lancashire. The Mellor area being widely recognised as the 'home' of

Thwaites. This is directly attributable to the fact that the Woodfold estate was indeed the home of Thwaites/Yerburgh. The existing hall and estate existing as lasting monuments to the family by way of their scale and prominence in the locale serve to deliver continuity towards this heritage for many generations to come. I fear that with the completion of the proposed development, this will detract away from the legacy and therefore heritage of Thwaites, Yerburgh and Woodfold as the Woodfold Hall/estate will no longer be the 'big house in the area' and over time the association of Thwaites with the area will be long forgotten.

Finally, I must raise the question of 'what is next'. The area is a rural area, and it is one that exists to preserve a way of life that is being quickly eroded in our modern world. Testament to this is explained by why the developers are choosing such an area to build within. It exists in this way because restrictions are placed on such developments to preserve our rural landscape and way of life. Should the development be approved, this preservation will in some ways have been eroded and we fear there will be a precedence set for future developments that will further erode the rural area and way of life.

We do hope you view our feedback as constructive and balanced. We would be grateful if you could keep us apprised of any developments with the application.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 January 2023 15:12
To: Planning
Subject: Planning Application Comments - 3/2022/0988 FS-Case-475953030

[REDACTED]

Planning Application Reference No.: 3/2022/0988

Address of Development: Woodfold Villa
Further Lane

Comments: As [REDACTED] I wish to object in the strongest possible terms to the proposed development of 'Woodfold Villa' on the grounds that it is a New-Build on Green Belt and does not meet the gateway criteria of there being an 'exceptional reason' for it to be allowed to proceed.

[REDACTED] I have seen and reviewed many requests for development in recent years, and this has to be one of the most cynical I have seen. The Architects have created an [REDACTED] based on the supposed adaptation of historical/neo-classical designs (primarily on buildings that pre-date existing planning Law!), and an interpretation of the local history of the local area and buildings that is [REDACTED] at best. The output is a Planning Application for a property that will be completely out of keeping with the local area.

It will set a dangerous precedent (despite the 'innovative arguments' put forward by the Applicant's KC around the point of definition of 'Isolation' in a rural environment), and lead to further speculative applications for residential newbuilds on what is Green Belt land. This will inevitably lead to 'dot to dot' development across what is the 'green lung' between Preston and Blackburn, and across the Ribble Valley. (This is also an issue that we are facing [REDACTED] where we have a clear strategy of opposing all speculative residential new build applications on Green Belt).

I mentioned the word 'cynical' earlier in my comments - This is a residential Planning Application that typifies a [REDACTED] approach adopted in these circumstances. Our rural environment is precious, and no matter how well the applicant has dressed up this application, it is entirely speculative, out of keeping and does not meet the 'exceptional circumstance' criteria that would allow it to be granted.

I therefore implore the Ribble Valley Planning Committee to reject this Application out of hand.

Regards
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 January 2023 16:57
To: Planning
Subject: Planning Application Comments - 3/2022/0988 FS-Case-476010250

[REDACTED]

Planning Application Reference No.: 3/2022/0988

Address of Development: Further Lane , Mellor . Adjacent to Woodfold Park

Comments: I object to this planning application on the following grounds:-

1. This residence would be built on Green Belt which we need to continue to protect against development.
2. This house can not be termed an isolated home as it is near several dwellings in Woodfold Park & along Further Lane.
3. Such a large residence would impact not only on nearby residents but also on the wildlife in the area.
4. We are already seeing an increase in traffic which is affecting walkers & cyclists . A large residence would contribute further to this
5. A large residence of modern design would not be in keeping with the community . The majority of residencies on Further Lane are converted old farm houses, cottages or barns.
- 6 [REDACTED] facilitates the drainage of water from the neighbouring farmland. A large dwelling may cause unforeseen circumstances impacting the water table & result in changes to the drainage of the surrounding land & [REDACTED] stream.
7. I have grave doubts that the existing infra structure is capable of sustaining a further large dwelling.

3rd January 2023

Dear Sir / Madam

Ref Planning Application 03/2022/0988

I wish to object to this application on the following grounds:

This application is in an area designated Greenbelt and as such this should remain.

The adjacent land (referenced by the planning report author) for the proposed is the Woodfold Development that occurred on an existing site of dilapidated and derelict buildings that were previously developed approximately 20 to 10 years ago.

- No new buildings were permitted at this Woodfold Site
- No new buildings have been permitted in this locality
- Previously proposed development at Woodfold Forge adjacent to this proposals have been rejected

The proposed development, described by the author of the proposal submitted: references an over enthusiastic development called Woodfold:

- My comment is: The Woodfold re-development replaced dilapidated and derelict buildings and therefore the development was 'only' permitted on this basis
- The history lesson provided by the author in his reports is all irrelevant, since in the time period referenced, grand houses were permitted by wealthy people on large swathes of thousands of acres. The planning laws at that time did not exist or were certainly ignored by wealthy people
- The report itself references that this opportunity would be denied by modern planning restrictions but exceptional design is a possibility admitted by para 79 of the NPPF. It seems obvious, and it has been ruled that "a new dwelling within that curtilage [curtilage of an existing permanent structure] will not be an "isolated home" but this site is physically separate from a recognised settlement and is not in a place that would constitute a community that it could contribute to, 4 hence, it would be in that long-standing tradition of isolated homes in the countryside in this part of Lancashire.
 - The highlighted text above – highlights the absurdity of this application:
 - The Woodfold development is less than 100 meters from the South Elevation of the proposed and is therefore not isolated
 - There is no long standing tradition since Woodfold was originally built of ANY isolated NEW homes in the locality. New homes are not permitted on greenbelt
 - The author references exceptional design. The author is actually referencing a magnificently large building on a 14 acre (not thousands of acres in 2023) of a green belt plot on a country lane with no adequate visibility to the proposed site entrance

- The author infers that since there was once a wealthy family circa 17th century who was permitted to do so then, well now, [REDACTED] wants to undertake the same and planning committee should allow it on this basis. Really!
- I have no objections to exceptional buildings on brown field sites or in isolated areas where new buildings are permitted. Not on green field sites – the law does not permit this
- Please do not insult the intelligence of the local people:

○

[REDACTED] on the outskirts of Blackburn, wherein huge family homes, have been built detrimental to the area:

- A religious house was commenced without planning permission granted retrospectively
- Protected trees cut down over certain long bank holiday week-end
 - All detrimental to the planning laws that exist for a reason

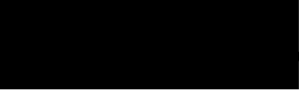
[REDACTED] of the proposed location and in this respect I am interested in the locality [REDACTED]

- In addition, the proposed site has no current access to Further Lane. The proposed site entrance is in close proximity to Woodfold Estate entrance. The traffic from the East would approach the proposed new entrance on an adverse bend. The entrance is less than 100 meters to the East and to the West. This new entrance onto a country lane will not fulfil the specification of being able to have a clear visibility in both directions of 100 metres
- The author submits that there is currently vehicle parking on this site. I'm not sure, but would think that vehicle parking is not currently permitted on green belt unless it is for agricultural purposes

I could contest lots of irregularities within the author's report and application but I have no need to remind the planning committee of the planning intent when it is clearly visible and written by the author, that normally this planning application would be doomed. I will not insult the intelligence of the planning committee. I commend you to apply the planning laws that are there for a reason and reject this application.

Yours sincerely

[REDACTED]



From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 January 2023 18:57
To: Planning
Subject: Planning Application Comments - 3/2022/0988 FS-Case-476039956


Planning Application Reference No.: 3/2022/0988

Address of Development: Land adjacent to Further Lane and Woodfold Park Mellor BB2 7QA

Comments: We object strongly to a development of this magnitude, which is totally not in keeping with the surrounding area. It is green belt land and this concept sets a dreadful precedent for our rural community. The application refers to paragraph 80 of the National Planning Policy Framework which concerns isolated homes in the countryside, this would not be an isolated home as it would be set on the roadside of a long established rural settlement between Rose Cottage and Nabs Head. The dwelling proposed is an intrusive incursion regarding style size and usage. Applications of this nature have been applied for in recent times and will compound in further traffic on an already overloaded Further Lane.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 January 2023 17:50
To: Planning
Subject: Planning Application Comments - 3/2022/0988 FS-Case-476354837

[REDACTED]

Planning Application Reference No.: 3/2022/0988

Address of Development: Land adj to Further Lane & Woodfold Park BB2 7QA

Comments: I sincerely object to this application on the grounds that the building would be set on the roadside in a hamlet running from the Nabs Head to Rose Cottage which has remained unchanged for 300 years!

It is also Green belt land I strongly feel it should remain so which is the main reason we [REDACTED]
[REDACTED] than the lower entrance to proposed property.

The work bringing the old Hall and park back to their former glory has been exceptional and the proposed building would only spoil it! The history of the area confirms there should be no change.

[REDACTED]