

30<sup>th</sup> November 2022

For The Attention of  
The Planning Department  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

**RE: PLANNING APPLICATION REF: 3/2022/1022- Land At Morans Farm, Pendleton Road, Wiswell, BB7 9BZ**

Dear Sir/Madam

I have been instructed by [REDACTED] [REDACTED] prepare a letter outlining [REDACTED] concerns in regards to the holiday lodges constructed at land associated with Morans Farm, Pendleton Road, Wiswell and associated variation of conditions application submitted to the council (Variation of condition 2 (Plans) from planning permission 3/2020/0981 to allow alterations to the design of the units, increase in the size of decking, introduction of hot tubs and green energy measures).

The holiday lodges have been constructed significantly different than on the approved planning drawings (Application No.3/2020/0981) in addition to the material selection, size increase of the footprint and height of the holiday lodges changes have been made to the location and size of habitable rooms window and door positions. This is of particular concern on the holiday lodge elevations (North Elevation) to lodge nos [REDACTED]. In addition to the above significant changes have been made to the extent and height of the external decking areas and the incorporation of external hot tubs [REDACTED]

Significant amendments have been incorporated into the north elevation of lodge [REDACTED] with the incorporation of large French doors and addition large windows directing views from habitable room windows [REDACTED] habitable room windows and [REDACTED]. In addition to the above alterations appear to have been undertaken on the configuration of the internal areas with the main living quarters and habitable room windows to the bedroom areas [REDACTED]. [REDACTED] Similar amendments have been undertaken to the north elevation of lodge [REDACTED] further adding to the overbearing impact and [REDACTED]

The alterations incorporated into the constructed holiday lodges have caused unacceptable [REDACTED] the constructed holiday lodges have unrestricted views [REDACTED]

[REDACTED] The increase in the height and scale of the decking area will allow occupiers of the holiday lodges [REDACTED]

It should be noted the boundary between lodge [REDACTED] and the [REDACTED] [REDACTED] the existing boundary treatment does not provide any means of effective screening to reduce the overlooking issues caused by the development. The boundary wall between lodge [REDACTED] topography of the site, the boundary wall [REDACTED] however the amendment sought for the location of the constructed external French doors and adjacent window have unrestricted views [REDACTED]

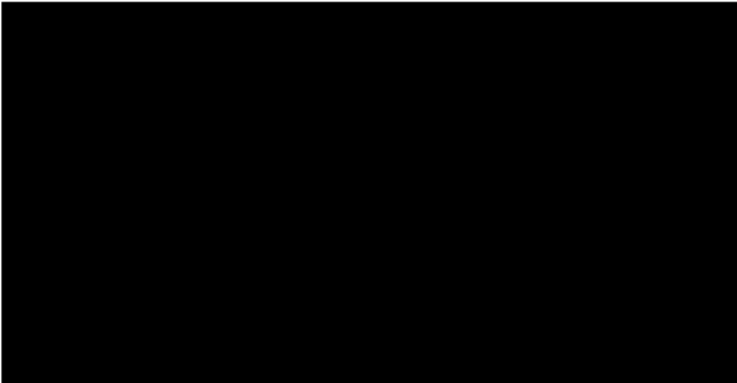
The decking area associated with lodge [REDACTED] extends further than is indicated on the drawings submitted on the variation of conditions application past the boundary wall which will allow the occupiers of the lodge when utilising the external decking and hot tub areas to [REDACTED]

Policy DMG1 General Considerations identifies development must not adversely affect the amenities of the surrounding area and provide adequate day lighting and privacy distances. The significant amendments to the approved drawings and increase in the overall scale of the constructed holiday lodges in close proximity to the boundary is in direct conflict with Policy DMG1 and has further increased the dominance, overbearing and oppressive impact of the development, and cause severe detriment [REDACTED]

The constructed holiday lodges have been equipped with air source heat pumps located on the north elevation of lodges [REDACTED] adjacent to the boundary and in close proximity to [REDACTED] [REDACTED]. Due to the noise generated by air source heat pumps (40 – 60 decibels) manufacturers' guidance advises to locate air source heat pumps away from bedroom windows and as far away from [REDACTED] as possible. Due to the lodges close proximity to the [REDACTED] the location of the air source heat pumps are considered to be inappropriate [REDACTED]

The unauthorised alterations undertaken on the constructed development have had a significant impact on the [REDACTED] I trust the above issues raised are considered when determining the application. Should you require additional clarification or additional information please do not hesitate to contact me.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender.

**From:**

**Sent:**

30 November 2022 17:12

**To:**

Planning

**Subject:**

Written objection to variation order Application 3/2022/1022



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Date: 30th November 2022

Re: planning application variation order 3/2022/1022

To whom it may concern,

We'd like to addendum this email to the email sent in by [REDACTED] has kindly covered all the legalities and planning laws as to why the variation order shouldn't be approved.

This email is a written from a personal point of view and how the developers transgressions has impacted [REDACTED] and why [REDACTED] are worried about the future actions of the developers.

[REDACTED] studied the drawings and decided they were designed with the privacy of the [REDACTED] respected [REDACTED]

[REDACTED] were shocked once the developers had started to build the chalets. They were higher than anticipated [REDACTED] measure the heights and the floor levels are circa 500mm higher than the approved plans).

[REDACTED] were also shocked that the whole internal design has been changed to accommodate an extra 9 windows and bi-folding doors [REDACTED]

There's been additional decking that has been added and it's so massive it [REDACTED] (which is a lot more than the variation order states). This allows [REDACTED]

[REDACTED] human right to privacy has illegally [REDACTED]

[REDACTED] have said they've completed market research and that's why they've added hot tubs and additional decking. I dispute this very strongly. [REDACTED] builders and visitors and occasionally even in the local pubs in front of local councillors - [REDACTED]

[REDACTED] Here's no need for all the renewables for a simple holiday chalet and again they've decided to add in extras that I [REDACTED]

[REDACTED] (it even stipulates in the manufacturers documentation not to site [REDACTED] (possibly over 70dbs 24/7). In an isolated location [REDACTED] that noise will be a constant drone as the background noise is less than 20dbs.

[REDACTED] we're not trying to prevent the chalets being built. [REDACTED] like them to be built as per the approved plans so [REDACTED]

Here's a thought - the chalets have been built larger in square meterage, with higher floor levels and higher ridge heights with major internal changes and an additional 9 windows [REDACTED]

[REDACTED] the planning department to refuse the application as legislation quite clearly demonstrates it'll need to be a full retrospective applications due to the amount and size of the [REDACTED]

sandwiched between an AONB and two village conservation areas. Given the fact that the changes have been completed and in most of the variation application are actually additions not variations [REDACTED] expect nothing less than a full refusal of this variation order.

Please restore [REDACTED] human rights. [REDACTED]

And [REDACTED] also like to bring to the attention that there's additional portacabins have been put on site. Again this breaks the planning permissions as there's a restriction on how many buildings can be on site at any time. The ugly blue shipping container is being kept as a permanent storage facility and again there's no planning permission for this.

Kind regards

[REDACTED]