

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

5th January 2023.

Dear M/s Hughes

Re: **Mr and Mrs Stummer**

Pendle View Barn, Moorgate Lane, Dinckley, BB6 8AN

Application: 3/2022/1038.

Firstly we wish to state that we were content for these applicants to use their small plot as an allotment. However, over the last twelve months or more it has become quite clear that they were working hard on the plot to develop it into something more than an allotment and this application now bears that out.

So, we have the following comments and observations:

1. The original consent here for agricultural use as an allotment allowed one shed and one greenhouse, ref 3/2019/0912. At paragraph 3.1 of the current planning statement it states that two timber sheds and a greenhouse were permitted. This is incorrect. Nevertheless the applicants have also erected a third shed which encases a large container and also a fourth large shed on the larger of the two adjacent plots edged blue on the submitted plans. These seem not to be the subject of any planning application or consent.
Furthermore, the permitted garden shed and greenhouse bear no resemblance to those normal type of structures having been constructed as high quality insulated chalets fully serviced with water, electric and drainage. This enables them each now to be shown on the plans as able to contain a bedroom, bathroom and sitting/dressing area.
2. Holiday accommodation in this location which is immediately adjacent to the detached property, Greystones, is bound to cause noise and light pollution to that property and the surrounding area generally. This plot once formed part of Greystones garden and was given away presumably in anticipation it would always be used for agriculture.
3. The access is dangerous. Kenyon Lane is a busy narrow, single track public highway and a very busy public footpath to the River Ribble and bridge across. There is a bad bend in the road here and increased turning traffic will only create a greater danger. The area is darkened by a tall, unsightly fence recently erected by the applicants stretching down Kenyon Lane which is not mentioned in the application and barely visible on the plan.
4. At 106 sq metres this is an exceptionally large area of living accommodation, larger than many new houses.
5. Contrary to the arguments in the planning statement many people now feel that the Ribble Valley has reached saturation point with holiday accommodation and Air B&B. Many places are rarely full and grossly under utilised. The public are turning away from staycations and reverting back to holidays abroad, a trend that is certain to increase this year.
6. The planning statement purports to highlight other successful holiday cottage applications in the area but these are farmers seeking to diversify and/or develop redundant buildings. The current applicants are not farmers seeking to diversify and nor are there any redundant buildings here. They have just used the consent for an allotment as a smoke screen to try to develop the plot for accommodation which is not in keeping with the landscape and

detrimental to the open countryside in conflict with policies DMG1, DMG2, DMB3 and EN1. Little or nothing normally associated with an allotment appears to have been grown on the site at all.

7. Some years ago an application (3/2015/0174) for a small garage on a plot of agricultural land which was formerly part of the very same field in which this current application is made just a short distance away was refused. Refusal was on the basis it would result in urbanisation of the countryside resulting in harm to its character and appearance contrary to policies DMH5, DMG1, DME2 and key statement EN2. We realise all cases turn on their own facts but there is an argument that these policies should lead to the same conclusion here on the basis of fairness and consistency.
8. If granted this application is likely to be the tip of the iceberg, leading to applications for further chalets in the three plots the applicants own. They appear to be already partially preparing the larger of the two plots edged blue on the plan by erecting another wooden chalet there and a very tall unsightly fence down the roadside which now carries two electric cables presumably to light the area and probably also for electric to the further chalets no doubt planned for that area.
9. The application states foul sewage will be dealt with by a package treatment plant. Yet companies that make these systems specifically state that they are unsuitable for holiday homes. This is because they rely on a constant supply of sewage to stop the unit from drying out making them unsatisfactory for holiday homes which by their nature only have sporadic water use or long periods of non-use.
10. It's understood that underground tanks are already in place under this site so it is essential they and any new tanks are shown on a plan and the pipes to and from them. Strict rules apply to the siting of tanks and discharge has to be 10 metres away from water courses, the building or any residence and 3 metres away from the boundary and any tree roots. All this seems unlikely to be achieved on this small plot if these or other tanks are for sewage. There is a ditch just outside this site leading to an underground pipe in the blue edged plot. Effluent discharge has to be to a watercourse with a substantial flow. This watercourse has no flow and the stream to which it drains some 500 yards away has a very low flow for 6 months of the year.
If a soakaway were proposed again strict rules apply and must be 2 metres from a neighbours boundary, 15 metres from a building and away from driveways or hardstanding areas. There is a large parking area on the site and a pond and a few metres away over the boundary into Greystones there is a large open air swimming pool so soakaways in this area, if proposed, would also seem inappropriate .
11. The site contains trees used by bats and owls and further development here would also disturb wildlife generally.

Taking all factors into account we regret to say that we feel holiday accommodation on this site is inappropriate and should be refused. We would much prefer the applicants to continue to use their plot as an allotment in the true sense of the word and in accordance with the existing planning consent.

Yours sincerely

Julie Turner
Clerk to Dinckley Parish Meeting.