

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 December 2022 11:38
To: Planning
Subject: Planning Application Comments - 3/2022/1038 FS-Case-474839288

[REDACTED]

Planning Application Reference No.: 3/2022/1038

Address of Development: Corner Moorgate Lane, Kenyon Lane,
Dinckley BB6 8AN

Comments: Whilst many applications for holiday homes have been granted , (some not developed) we have now reached a saturation point. The site is sitting on agricultural/allotment land, in close proximity to domestic homes. The access: Dinckley parish is served by narrow country lanes which are already very busy. This holiday let lies on a narrow single track lane with restricted views. It has no availability for any formal separate footpath. This is the only access available to resident vehicles, walkers, children and dogs. The proposed property would present a safety risk to them.

We therefore object to this application.

3/2022/1038 land at the corner of Moorgate Lane and Kenyon Lane Dinckley BB6 8AN

Letter received Friday 30 Dec posted 20? Offices opening on 3 Jan, a mischievous attempt to undermine the agreed planning process.

Based on the suspect behaviour I have witnessed, I find it hard to treat the application as genuine.
My observations.

- i. The history of all previous applications on this land has been fabricated.
- ii. The site is not being used and has never been used for its stated purpose, growing produce as an allotment.
- iii. Anyone reviewing this application would be a [REDACTED] to think it a genuine attempt to construct anything represented in the proposal.
- iv. The submission is a further disregard for the spirit of a planning application.
- v. The photo submitted illustrates the applicant's historic dishonest and deliberate attempt to mislead the planning department.

I hope those involved at Moorgate are proud of their [REDACTED] You may not receive several objections as residents may feel [REDACTED] to respond.

The reason I object to the application.

1. The applicant [REDACTED] about his intentions at the last application—the evidence they are still without the required permission.
2. Dinckley Parish council made it clear that the residents did not believe the site was to be used for the purpose stated in the previous application. They have been proved right.
3. The council planning department is either complicit in failing to enforce the planning requirements or incompetent. I do not care which, but it is clear that this is a further attempt to change the use of the area and circumnavigate the legitimate planning process.
4. This site has always been a [REDACTED] of an allotment never intended to be used as such. This application proposes it will use existing hard standing for the location of the building, yet the hard standing and the [REDACTED] of current buildings are without planning consent. Nevertheless, they do provide evidence confirming the Parish's previous reason for objection.

Why has the planning department failed to enforce its prior permission?

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 January 2023 17:02
To: Planning
Subject: Planning Application Comments - 3/2022/1038 FS-Case-475616461

[REDACTED]

Planning Application Reference No.: 3/2022/1038

Address of Development: land at the corner of Moorgate Lane and Kenyon Lane Dinckley BB6 8AN

Comments [REDACTED] were sold the piece of land for a garden area/allotment with the addition of a Timber shed, considering that this is an "allotment shed" it has had an awful lot of money spent on it.

The reason of this application is for the sole purpose of eventually turning it into a home, and this application is another step in this process.

In the planning statement

1.2 It says that [REDACTED] from the proposed development, what it fails to add is that this is a rented property and should their rental agreement come to an end there is very little property available in Dinckley therefore they would have to move out of the area and not be able manage a rental in terms of guest issues and noise.

Planning History

2.1 The application for timber shed and greenhouse, you only need to take a look at the development so far of the "timber shed" to realise that this application is a means to apply for full planning to live at the property.

2.2 clearly shows the intent to eventually try and live here.

Summary and conclusions

Key Statement EC1

5.11 "Developments that contribute to Farm Diversification" this is not a farm it is 662m2 of allotment and therefore has no association with the farm to which the land used to be part of.

Section 7 Summary and Conclusions

7.4 States that this application addresses a tourism sector that is not provided for yet in section 1. Introduction and Background information,

1.3 states that the council has granted many applications for tourist based self catering accommodation of this type of development.


Also section 3 The Application Site,

3.3 clearly shows that Dinckley is covered for short stay bolt hole accommodation as there are already, 10 glamping cabins that will eventually be 14 glamping cabins covering this exact tourism sector less than 300m from the proposal

Less than a mile away there is the development of Ribble Valley View again self catering lodges covering this tourism gap.

On the proposed site plan where the 2 vehicles are parked there is a gate into Moorgate Farm and [REDACTED] Moorgate Farm land for agricultural purposes through this existing gateway.

In summing up this application is nothing more than a [REDACTED] to eventually try to [REDACTED] on the site and if this "holiday let" were passed then in time you will see another [REDACTED] for a [REDACTED]



From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 January 2023 12:36
To: Planning
Subject: Planning Application Comments - 3/2022/1038 FS-Case-476238241


Planning Application Reference No.: 3/2022/1038

Address of Development: Kenyon Lane,
Dinckley.

Comments: I have no objection to this application.