

From: [REDACTED]
Sent: 01 January 2023 17:51
To: Planning
Subject: Re: Planning application 3/2022/1129 FAO David Kilmartin



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.

Dear Mr Kilmartin

Please find a slightly updated list of the objections for point 3 "there is no permitted"

Regards
[REDACTED]

On Wed, 28 Dec 2022, 09:40 [REDACTED] wrote:
Dear Mr Kilmartin

[REDACTED] in the maintenance and access to the
[REDACTED] I have some comments on the above planning application that refers to work already completed.

1. The bund and ditch that have been created at the Northern end of the Martholme viaduct are.
 - i. Both the bund and ditch restrict access to the viaduct for maintenance. See the attached Title registry LA885684 section A 4. This grants access to the northern end of the viaduct via the section of land under the planning application This was made by [REDACTED] in 1979 and continues through to subsequent owners.
 - ii. The ditch has removed the earthen retaining structure to the North end of the viaduct, this could over time lead to the degradation of the structure in this area.
2. In the covering letter (see attached) the landowner states that the bund and ditch are to prevent trespass. There are already sufficient measures in place to prevent access with the 2 meter high palisade fencing and hailows at the northern end of the viaduct and the substantial drop 4 to 5 meters at either side of the viaduct wall at this point.
3. In the covering letter the included map shows the footpath for the caravan residents going under the viaduct. The applicant does not own this section of land, this is owned by [REDACTED] On the deed there is no permitted access for the residents of the caravan park hence should not be included within the designated walks.
4. In the covering letter the included map shows the viaduct as 'No access over the viaduct' this is incorrect as the viaduct is fully accessible from the southern end and access for the residents of the caravan park is only prevented by the applicant.
5. In the application form (see attached) under Trees and Hedges the questions

"Are there trees and hedges on the proposed development site?"

"And/or: Are there trees or hedges on the land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?"

The applicant has indicated NO to both of these. This is not correct. At the start of the works in this area the embankment was covered with reasonably mature trees 70+ years of age, with some older trees on the sides of the embankment. These covered a full range of species including Oak, Willow, Hawthorn, Hazel, etc. as per the southern side of the viaduct. See the attached tree removal document.

The application gives a false impression by not acknowledging the existence of the trees. The site is now largely devoid of trees and looks like a moonscape. If the site had been inspected before the clearance work began, I feel that planning would have been rejected.

6. Under the section on Biodiversity and Geological conservation the applicant has indicated NO to all questions.

Prior to the works the site was a haven for wildlife such as Roe Deer, Badgers, Buzzards, Foxes and much more, it is now devoid of all wildlife.

When the original fence was erected at the northern end of the viaduct a gap was left in the bottom corner as an access for the badgers which would frequent the viaduct. This was blocked by the applicant prior to the works commencing.

7. Under the Materials section the applicant again has indicated NO but has brought in many tonnes (possibly hundreds of tonnes) of hardcore material to form the path and picnic bench areas.

Please could you acknowledge receipt of this objection to the above planning application.

--

Regards



[REDACTED]

From:

Sent:

[REDACTED]
28 December 2022 09:41

To:

Planning

Subject:

Planning application 3/2022/1129 FAO David Kilmartin

Attachments:

[REDACTED]



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[REDACTED]

[REDACTED]

From:

Sent:

[REDACTED]
26 December 2022 14:23

To:

Planning

Subject:

Planning application 3/2022/1129 FAO David Kilmartin



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.

I have read the above planning application that refers to work already completed.

Prior to the start of the work carried out there were many trees and other vegetation on the site in question. The application gives a false impression by not acknowledging the existence of the trees. The site is now largely devoid of trees and looks like a bomb site. If the site had been inspected before the clearance work began, I think that planning would have been rejected. Even though it is now too late to have mature trees on the site, I think that planning permission should be rejected to discourage other land owners desecrating the landscape.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 28 December 2022 09:45
To: Planning
Subject: Fwd: Planning application 3/2022/1129 FAO David Kilmartin
Attachments: [REDACTED]

 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.

Dear Mr Kilmartin

As a concerned [REDACTED] have some comments on the above planning application that refers to work already completed.

1. The bund and ditch that have been created at the Northern end of the Martholme viaduct are.

i. Both the bund and ditch restrict access to the viaduct for maintenance. See the attached Title registry LA885684 section A 4. This grants access to the northern end of the viaduct via the section of land under the planning application This was made by the [REDACTED] in 1979 and continues through to subsequent owners.

ii. The ditch has removed the earthen retaining structure to the North end of the viaduct, this could over time lead to the degradation of the structure in this area.

2. In the covering letter (see attached) the landowner states that the bund and ditch are to prevent trespass. There are already sufficient measures in place to prevent access with the 2 meter high palisade fencing and hailows at the northern end of the viaduct and the substantial drop 4 to 5 meters at either side of the viaduct wall at this point.

3. In the covering letter the included map shows the footpath for the caravan residents going under the viaduct. The applicant does not own this section of land, this is owned by [REDACTED] On the deed there permitted access for the residents of the caravan park hence should not be included within the designated walks.

4. In the covering letter the included map shows the viaduct as 'No access over the viaduct' this is incorrect as the viaduct is fully accessible from the southern end and access for the residents of the caravan park is only prevented by the applicant.

5. In the application form (see attached) under Trees and Hedges the questions

"Are there trees and hedges on the proposed development site?"

"And/or: Are there trees or hedges on the land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?"

The applicant has indicated NO to both of these. This is not correct. At the start of the works in this area the embankment was covered with reasonably mature trees 70+ years of age, with some older trees on the sides of the embankment. These covered a full range of species including Oak, Willow, Hawthorn, Hazel, etc. as per the southern side of the viaduct. See the attached tree removal document.

The application gives a false impression by not acknowledging the existence of the trees. The site is now largely devoid of trees and looks like a moonscape. If the site had been inspected before the clearance work began, I feel that planning would have been rejected.

6. Under the section on Biodiversity and Geological conservation the applicant has indicated NO to all questions.

Prior to the works the site was a haven for wildlife such as Roe Deer, Badgers, Buzzards, Foxes and much more, it is now devoid of all wildlife.

When the original fence was erected at the northern end of the viaduct a gap was left in the bottom corner as an access for the badgers which would frequent the viaduct. This was blocked by the applicant prior to the works commencing.

7. Under the Materials section the applicant again has indicated NO but has brought in many tonnes (possibly hundreds of tonnes) of hardcore material to form the path and picnic bench areas.

Please could you acknowledge receipt of this objection to the above planning application.

Regards

A black rectangular box redacting the signature of the sender.

From: [REDACTED]
Sent: 28 December 2022 18:54
To: Planning
Subject: Application No 3/2022/1129



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.

Dear Mr Kilmartin

I would like to register my objection to the above application on the following grounds:-

The council tourism policy RT 5 states that caravan sites should not be intrusive onto the landscape (7.6.1) i) and that the provision of sites should be reconciled with the protection and preservation of the environments which attract holidaymakers to the area. (7.6.3)

Policy RT6 states :- A i) The site should blend into the landscape and be capable of being screened from local and distant viewpoints.

The application states that there are no trees in the area to be developed and that there is no likelihood of protected or priority species or habitats being affected by the development.

As can be seen from the attached photographs ,taken prior the the commencement of the work ,the clearance of virtually all the vegetation and trees from the embankment and track has had a devastating effect on the area's capacity to sustain the diverse range of flora and fauna which existed previously.

The site has now taken on the appearance of a bomb site and has completely lost its visual attractiveness. This is contrary to policy RT1 iii)

The construction work which has already taken place prevents the right of access to the viaduct granted on Title No LA 885684 to enable maintenance work to be carried out and also has the potential to compromise the viaduct's structural viability . The 3 meter deep ditch is a potential hazard and the existing palisade fence prevents any access onto the applicants land.

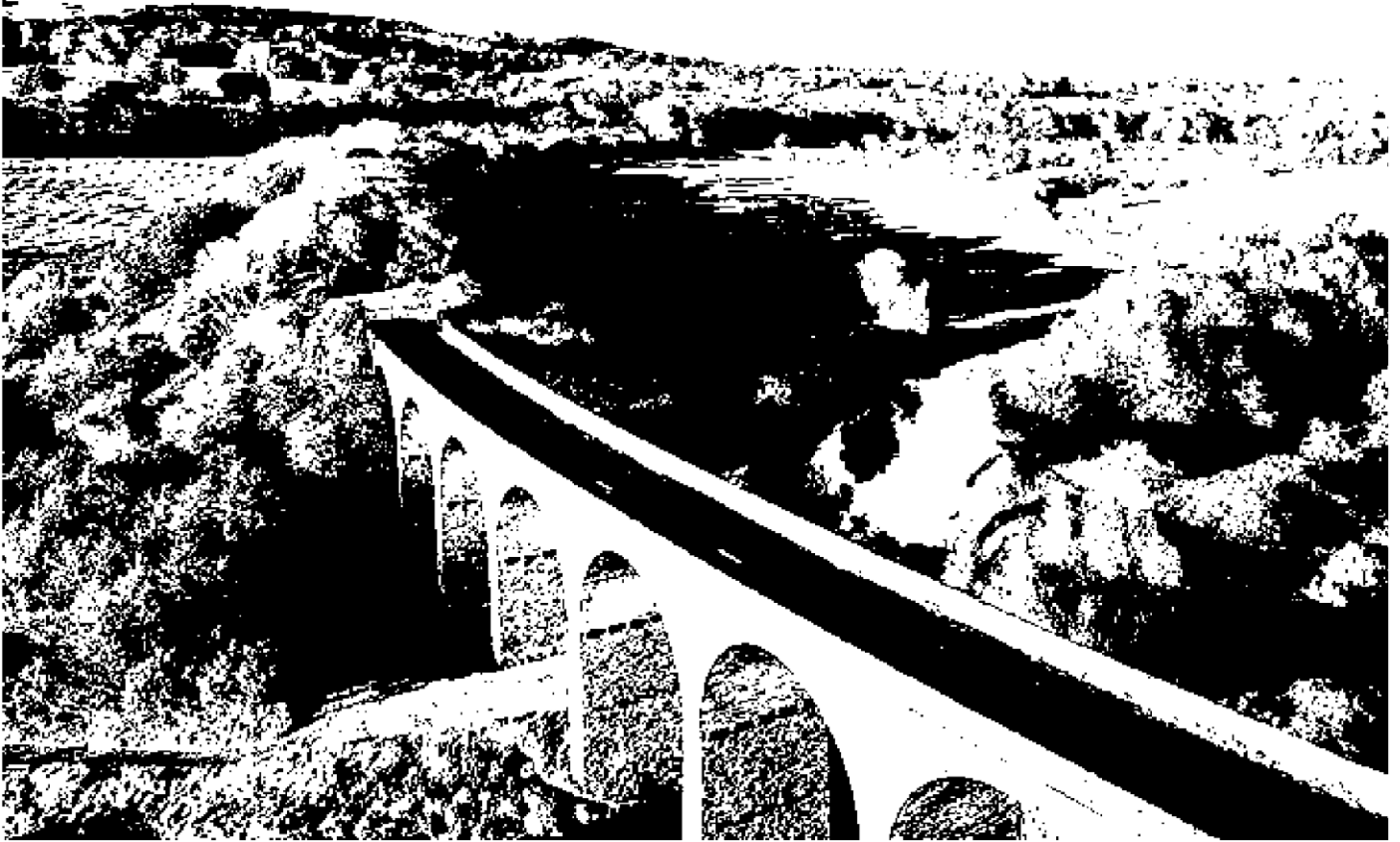
Can I request that the application be refused and an order made to replant the area and reinstate the access to the viaduct by filling in the ditch and removing the bund?

The viaduct is a grade 2 listed structure under the ownership of [REDACTED] who have granted permissive access from the Gt Harwood side. RVBC council's tourism map of cycle routes shows the viaduct and track as part of Lancashire cycleway 685 which when completed would connect the Pennine,Hyndburn and Ribble valley cycleways.

Can I also request that any future development on the site be made conditional on the landowner granting permissive access from his land across the viaduct which would benefit both the wider public and the site occupants and meet with RVBC 's planning and tourism policies?

Can I request a reply confirming receipt of this email?

This is a personal email but for clarity I will state that [REDACTED]







[REDACTED]

From: [REDACTED]
Sent: 30 December 2022 21:28
To: Planning
Subject: Planning application 3/2022/1129 FAO David Kilmartin



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.

Dear Mr Kilmartin,

As a local resident living [REDACTED] I write to object to the Planning Application put forward by the owner of Bridge Hey Wood Caravan Park for the work he has already carried out.

Until he had all the trees cut down the area was a haven for wildlife, both fauna and flora. He claims to be creating a wildflower area for his residents but in doing so he has destroyed a huge amount of existing wildlife habitat. As someone who helps maintain a number of conservation wildlife areas I have never heard of such a large area being decimated in such a manner. A large amount of mature indigenous trees were cut down, regardless of their condition, including oak and hazel as well as sycamore, willow and hawthorn that can seed easily but they need woodland management, not destruction. The popular perception of a wildflower meadow is to create a vista of pretty flowers; the reality is the vast majority of insects native to the north of England need wildflowers such as nettles and ragwort on which to feed and lay their eggs. Not particularly pretty in my view but necessary for their life cycles.

The old railway banking on the Martholme Lane side of the viaduct is home to a colony of badgers. They used to have access to the land on the caravan side of the viaduct until their access route under the railings was blocked by [REDACTED] thus separating colonies. The groups of deer and foxes have also had their routes and habitats destroyed.

In the application, under the woodland section asking about impact on existing woodland, the box No is ticked. This is blatantly not the case.

After removing the trees and woodland he then brought in many tonnes of stones and gravel, not exactly in keeping with creating a wildflower meadow.

All this activity was clearly visible to shocked members of the public who watched it all from the top of the viaduct, which is open to anyone from the Martholme Lane side.

The ditch at the Caravan site end of the viaduct is so deep it makes one wonder if the structural integrity of the viaduct itself has been compromised. How will any maintenance machinery have access to the structure from that side?

Would you please acknowledge receipt of this letter.

Regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 03 January 2023 12:28
To: Planning
Subject: Planning application 3/2022/1129 FAO David Kilmartin
Attachments: Tree removal planning application 3-2022-1129 (1).docx



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.

Dear Sir

[REDACTED]

Site Address - Dunkirk Farm, Bridge Heywood Caravan Park.
3rd January 2023.

I wish to object to this retrospective application. I believe it is contrary to a number of Ribble Valley Councils (RV) policies for example, EN4 - Biodiversity and EN5 Heritage assets. I [REDACTED] the Martholme viaduct to the southern edge of the site.

1. The bund and ditch that have been created at the Northern end of the Martholme viaduct are detrimental and contrary to RV policies. Martholme Viaduct is a grade 2 listed structure situated at the southern end of the site in question. The actions of the owner are detrimental to its protection.

i. Both the bund and ditch restrict access to the viaduct for maintenance. The Title registry LA885684 section A 4 grants access to the northern end of the viaduct via the section of land which is the subject of the planning application. This was made by the [REDACTED] and continues through to subsequent owners.

ii. The ditch has removed the earthen retaining structure to the North end of the viaduct, this could over time lead to the degradation of the viaduct in this area.

2. In the covering letter the landowner states that the bund and ditch are to prevent trespass. There were already sufficient measures in place to prevent access with the 2-meter-high palisade fencing and halo's at the northern end of the viaduct and the substantial drop 4 to 5 meters at either side of the viaduct wall at this point.

3. In the covering letter the included map shows the footpath for the caravan residents going under the viaduct. The applicant does not own this section of land, this is owned by [REDACTED]. On the deed there is no permitted access for the residents of the caravan park hence should not be included within the designated walks.

4. In the covering letter the included map shows the viaduct as 'No access over the viaduct' this is incorrect as the viaduct is fully accessible from the southern end and access for the residents of the caravan park is only prevented by the applicant.

5. In the application form under Trees and Hedges the questions "Are there trees and hedges on the proposed development site?"

"And/or: Are there trees or hedges on the land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?"

The applicant has indicated NO to both of these. This is NOT correct. At the start of the works in this area the embankment was covered with reasonably mature trees of over 60 years of age (the line closed in the late 1950's), with some older trees on the sides of the embankment. These covered a full range of species including Oak, Willow, Hawthorn, Hazel, etc. as per the southern

side of the viaduct. I attach a document that I have been provided with pictures of the embankment before the owners actions and more recent ones.

The application gives a false impression by not acknowledging the existence of the trees. The site is now largely devoid of trees. If the site had been inspected before the clearance work began, I believe that planning approval would have been rejected. New trees can be planted to rectify the damage along with filling of the ditch and removal of the bund.

6. Under the section on Biodiversity and Geological conservation the applicant has indicated NO to all questions.

Prior to the works the site was a haven for wildlife such as Roe Deer, Badgers, Buzzards, Foxes and many birds.

When the original fence was erected at the northern end of the viaduct a gap was left in the bottom corner as an access for the badgers which would frequent the viaduct. This was blocked by the applicant prior to the works commencing.

7. Under the Materials section the applicant again has indicated NO but has brought in many tonnes of hardcore material to form the path and picnic bench areas.

Thanks for reading.



[REDACTED]

From:

Sent:

[REDACTED]
03 January 2023 15:57

To:

Planning

Subject:

Planning application 3/2022/1129 FAO David Kilmartin



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.

Dear sir,

I wish to object most strongly to the retrospective planning application at Read/ Martholme Viaduct trackbed.
Planning application 3/2022/1129 FAO David Kilmartin.

The bund and ditch that have been created at the Northern end of the Martholme viaduct has removed the earthen retaining structure to the North end of the viaduct, this could over time lead to the degradation of the structure in this area.

Possibly making the viaduct unsafe?

Has a structural engineer looked into this?

This work has also broken a vital link for wildlife, which was plentiful before this work commenced, not only stopping wildlife access but turning this area into a sterile, anti wildlife monstrosity, a desertscape when compared to the way it was before, a fantastic wooded area.

[REDACTED] and now see very little wildlife, other than a few birds, from what I see I feel it is now almost devoid of all wildlife.

When the original fence was erected at the northern end of the viaduct a gap was left in the bottom corner as an access for the badgers which used the viaduct. This was blocked before the works commenced.

I believe that in the covering letter the landowner states that the bund and ditch are to prevent trespass.

There are already more than enough measures in place to prevent access with the 2-meter-high palisade fencing and halo's

at the northern end of the viaduct and the substantial drop 4 to 5 meters at either side of the viaduct wall at this point.

So his argument is groundless, and damaging as I've mentioned above.

In an area like this, wildlife should come first.

(Before this path was blocked [REDACTED] to get to the [REDACTED] Padiham.

Although now [REDACTED] I do walk a substantial distance each week. This blockage has prevented making a circular walk [REDACTED] Padiham linear route which links to the towpath and [REDACTED]

This path would also provide a very safe and traffic free way to work for those riding to Altham, Shuttleworth, and Padiham, possibly even Burnley.

It would negate the need for cyclists to mix it with substantial amounts of traffic on the alternative roads.)

One of the questions asks

"Are there trees or hedges on the land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?"

The applicant has indicated NO.

This is not correct.

At the start of the works in this area the embankment was covered with mature trees 70+ years of age, with some older trees on the sides of the embankment. [REDACTED]


[REDACTED] I've seen them grow.... and seen them be needlessly destroyed. This woodland covered a full range of species including Oak, Willow, Hawthorn, Hazel, etc. as per the southern side of the viaduct.

The application gives a false impression by not acknowledging the existence of these trees. The site is now largely devoid of trees and looks like a bland desertscape.

Had the site had been inspected before the clearance work/ destruction began, I feel that planning would have been rejected.

I believe others have sent in photos of all the trees that have been needlessly destroyed to create this sterile and alien landscape.

This sort of work is completely alien to the natural woodland and surrounding countryside, it has no right to be there, in my opinion this application should be refused.

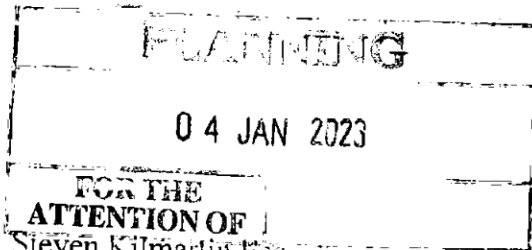


From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 January 2023 18:37
To: Planning
Subject: Planning Application Comments - Planning application search3/2022/1129 FS-Case-475700031


Planning Application Reference No.: Planning application search3/2022/1129

Address of Development: Bridge Hey Wood Caravan Park Dunkirk Farm Read BB12 7RR

Comments: this application is one persons  and the wishes of other people and the freedom to walk is not considered



Steven Kilmartin Esq.,
Ribble Valley Borough Council,
Council Offices,
Church Walk,
Clitheroe,
Lancashire BB7 2RA.

04 January 2023

By e-mail ; planning@ribblevalley.gov.org
and by hand delivery

Dear Mr. Kilmartin,

Re: Land at Bridge Hey Wood Caravan Park, Dunkirk Farm, Read BB12 7RR.

I refer to Ms. Nicola Hopkins' letter of 15 December 2022 and my recent telephone conversation with you concerning the retrospective planning application made in respect of the above land at Dunkirk Farm, Read.

[REDACTED] immediately across the River Calder from Dunkirk Farm. I
enclose a plan on which [REDACTED]

[REDACTED]

It is believed that works previously carried out at Dunkirk Farm without planning permission applications [REDACTED] and may have affected the former railway viaduct which is also a listed building.

I believe that it had been proposed the former railway embankment from Mill Lane, Great Harwood, should be made a public footpath and the such footpath should extend over the viaduct and along the embankment on the Read side of the river. However, it is understood that the owner or tenant of Dunkirk Farm did not wish it to extend onto the Read land and, to prevent access being obtained from the viaduct, excavated a substantial ditch at the Read end of the viaduct. It is not known whether this excavation has affected the stability of the viaduct and it is not apparent whether this ditch is part of the present retrospective application.

At a point upstream [REDACTED] the owner or tenant of Dunkirk Farm carried out work to the Read bank of the river which it is believed affected the flow of the river's current and in consequence a substantial section of river bank on the Martholme side of the river has been washed away. Where we had, until then, [REDACTED]

As Martholme is listed in the Historic Houses Association Guide to houses open to the public it is important that its rural setting should not be adversely affected by inappropriate developments immediately across the river. The footpaths indicated on the plan forming part of the planning application extend over an area a considerable distance from the caravan park and have not hitherto been extensively used by caravanners so far as we are aware. The proposal to formalise those walks seems to be envisage a considerable increase in the areas occupied and used by caravanners and the change of use of those areas from their existing use for agriculture. Is it proposed at a later date that the walks will become available to the general public and not limited to caravanners? Such a development would presumably involve the need for car parking facilities and some catering and toilet facilities.

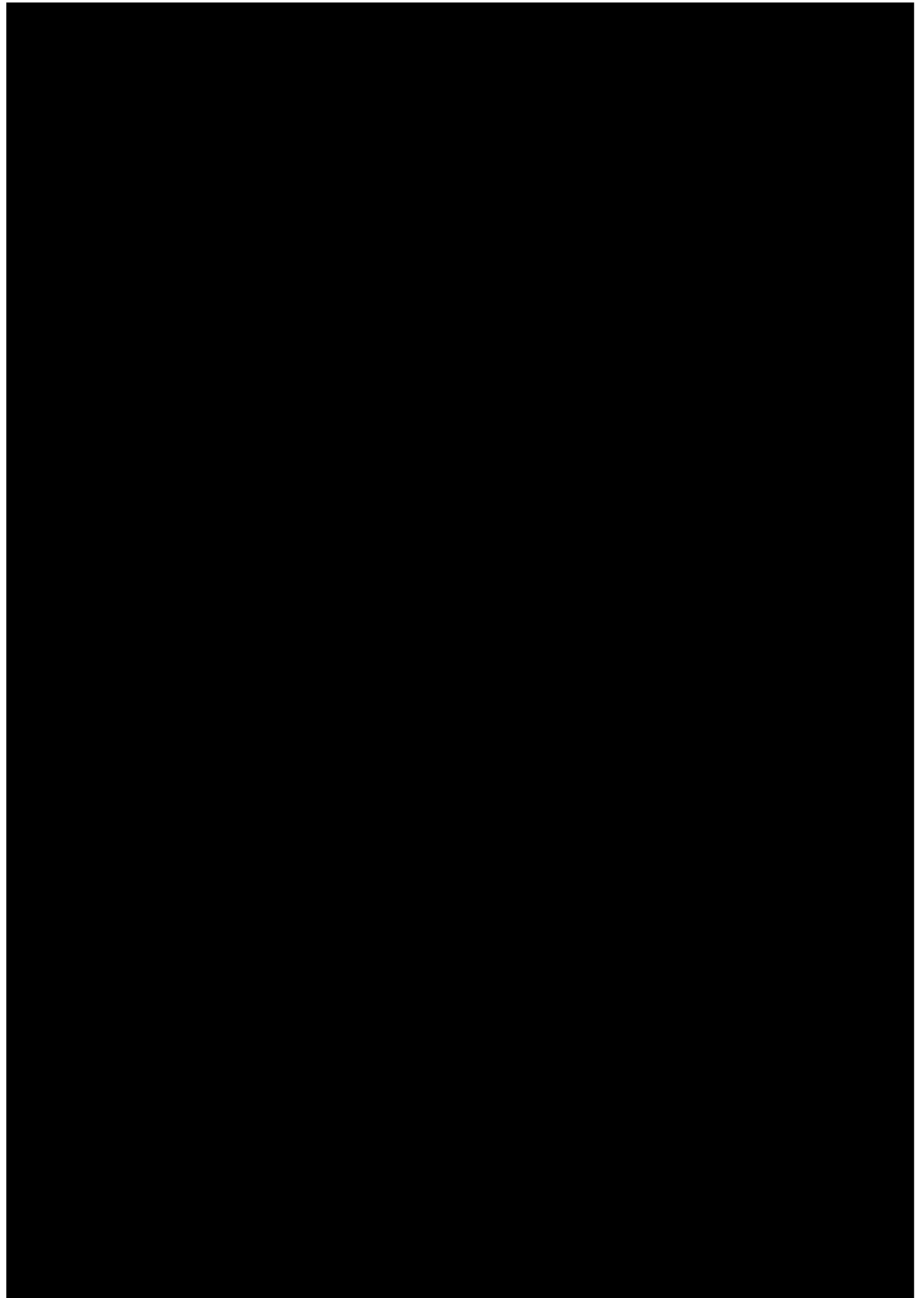
The statement that the proposal is not within 20 metres of a watercourse appears to be incorrect.

Presumably increased use of the walks area would result in the need for sewage facilities and collection and storage of waste which are stated not to be relevant.

Generally the application seems to lack detail and seems to assume that, if granted, the proposals will have no effect on the land involved and its current use or on the surrounding and adjacent land and buildings. I trust that the Council will require a far more detailed and informative application before considering the matter.

Yours faithfully,

[REDACTED]



Mr Steven Kilmartin
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

5th January 2023

Dear Mr Kilmartin,

Re; Planning application 3/2022/1129

"Retrospective change of use with minor engineering works and associated landscaping works for the reuse of the former railway embankment and track bed to form an informal recreational amenity area in association with the adjacent holiday park"

Location; Bridge Hey Wood Caravan Park, Dunkirk Farm, Read BB12 7RR

I am writing to express my concerns with respect to alterations made to the embankment of Martholme Viaduct for which retrospective planning permission is being sought under planning application 3/2022/1129

- 1) As a part of the alterations which have already been made, a deep trench (approximately 3 metres deep) has been cut across the railway bed abutting the stonework at the north east end of Martholme viaduct. This has exposed the stonework on the end of the bridge to erosion which it was not designed to withstand.
- 2) Additionally the railway embankment formed a buttress against the end of the bridge, a c3 metre depth of which has now been removed. I am concerned that this may destabilise the stonework at the end of the bridge.
- 3) In addition to the trench on the end of the bridge, the bed of the railway embankment has been lowered for a considerable distance from the viaduct towards the holiday park. A very substantial amount of material has been moved. This has left the listed stone viaduct disconnected from its railway bed and partially adrift at the north east end. This has an impact on the setting of the viaduct.
- 4) The planning application purports to provide an amenity area / footpath for residents of the Bridge Hey holiday park. [REDACTED] (blocked) end of Martholme Viaduct [REDACTED] [REDACTED] per week and have never seen anyone walking on the railway bed at the Bridge Hey end of the viaduct. This is unsurprising as the Bridge Hey path is a dead end with no access onto Martholme Viaduct. By contrast the Martholme Greenway path from the viaduct towards Great Harwood is regularly used by walkers, runners and horse riders. It would be of great benefit to the public using the Greenway as well as residents of the holiday park for there to remain an option for the two paths to be connected.

- 5) The recent lowering of the railway bed and cutting of the trench at the end of Martholme Viaduct may render any future proposal to extend Martholme Greenway more problematic and expensive to implement if these alterations are left to stand. As part of wider objectives to increase availability of cycle paths etc, it would be of benefit to the public for the extending of the Greenway to remain a viable option.

As the alterations that have been made have an impact not only on the listed structure of Martholme Viaduct but also have implications for extending public amenity green space, I would urge that the railway bed is reinstated to its correct level and permission is not granted to allow the recent changes to remain.

Yours sincerely

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