

From: [REDACTED]
Sent: 03 April 2023 20:26
To: Planning
Subject: Planning Application 3/2023/0176

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Planning Officer
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancs
BB7 2RA

For the attention of Will Hopcroft

Dear sir,

Planning Application 3/2023/0176
Proposed Extension to existing Outbuilding to form livestock enclosure
New Chapel House, Preston Road Longridge Preston PR3 3BL

I refer to your letter dated 16 March 2023 regarding the above planning application.

The application comes as somewhat of a surprise in that the development, [REDACTED] consists of 5 residential, stone built, private properties, and as such I would have thought that the keeping of livestock in a domestic residential garden would have been prohibited.

I do not wish to restrict the enjoyment of the applicant in his property, but I cannot help but foresee problems with smell, noise, vermin and other pests associated with this type of undertaking.

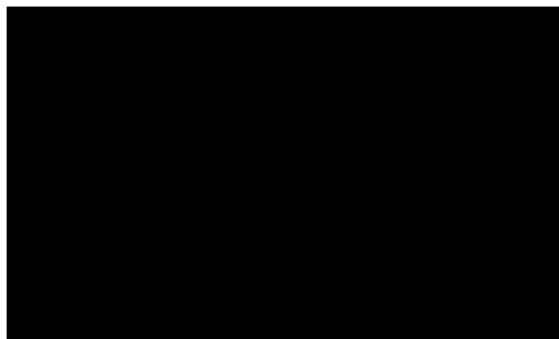
[REDACTED] the application, [REDACTED] he has kindly outlined the proposed development. My concerns regarding the proximity of livestock to adjoining properties, joint dividing property fences etc. were expressed to him, and he did agree to consult with his agent to see if some better arrangements were possible [REDACTED]

I wish therefore to submit my objections to the application on the following grounds.

1. The keeping of livestock in the garden of a private residential property with [REDACTED] is unacceptable and constitutes a material change to the nature and use of the development.
2. Keeping livestock will inevitably cause nuisance from noise, smell and vermin, especially in respect of the close adjacent nature of adjoining property.
3. A large hen house, enclosure and duck pond have also been constructed in the garden of which no mention is made in the application.
4. The proposal constitutes overdevelopment of the site, which will have a detrimental visual impact from several public aspects.
5. Whilst the current proposals may be considered to be on a small scale, I am concerned that this may lead to further expansion if approved, with the possibility of keeping even more unacceptable livestock such as pigs or dog kennels in future.

I would ask therefore that these comments be submitted when the application is considered, and I would suggest that a site visit be made to the property to fully realise the potential impact.

Yours faithfully



From: [REDACTED]
Sent: 04 April 2023 14:03
To: Will Hopcroft; Planning
Subject: Planning Application ref 3/2023/0176

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For the attention of Will Hopcroft

We received correspondence from you dated the 16th March 2023 regarding the lodging of the above application which we were surprised to be advised of as no communication from [REDACTED] (The Applicant) or his Agent had been made prior to your notification.

[REDACTED] to the application site [REDACTED] At that time it was a small cluster of 4 cottage style buildings in traditional stone with a shared driveway. The fifth house was applied for [REDACTED] and was subject to a number of changes that were agreed with the Developer and builder [REDACTED] prior to RVBC approval being given.

We have reviewed the application information and supporting documentation you have advised us of and wish to register our objections and concerns on what has been presented.

[REDACTED] the Applicant upon receiving your letter and raised several aspects including the re-siting of the building to a less intrusive location. The Applicant agreed to discuss our points raised with his Agent, [REDACTED]

Application Form

1. We are firstly surprised that only 4 residents have been consulted on this proposal. When the application for the proposed stable and tack room was submitted (3/2014/0212) 8 residential properties were consulted (Note this was never constructed as the plans approved) and when the application for the detached house was made (3/2013/0485) 10 residential properties were consulted, again this was not constructed entirely as the plans approved. The existing and proposed works are clearly visible from Preston Road and therefore affect a wider number of residents who should also be consulted.

2. The proposal is to double the size of the current garage building in a westerly direction for the purpose of creating an environment to accommodate goat pens. The application site boundary extends further north, south and west creating what is noted as a new hardstanding. This appears to be unfenced and therefore suggests that the livestock have free roaming up to the existing timber mutual boundary which to date when in need of repair the adjacent owners have split incurred costs. Having reviewed available guidance and literature available, it is clear that the livestock proposed (advised as Goats on the plan), which ever breed is chosen, have the tendency to eat any accessible fencing, hedgerows and shrubs they can access and we are concerned this will have a detrimental impact upon the residential amenity and nature of the existing development and gardens. Should this application be approved any resulting damage would need to be the liability of the applicant.

3. The application submitted states the current land is Agricultural. The Authority's Delegated Item File Report dated 27th June 2012 that supported the previously approved application 3/2012/0480 states the land is designated as Open Countryside which we believe is somewhat different.

4. Within the section Assessment of flood risk, the soakaway box has been ticked, currently all surface water from the buildings on the development is piped and discharges to an adjacent field drain. Soakaways do not function due to the nature of the impacted clay soil which is about 300mm below the surface. We can provide photos of significant flooding [REDACTED] after rainfall. The large new hardstanding indicated on the proposed plan would need extensive drainage to deter run off impacting the surrounding land further which is unacceptable.

5. Waste storage – 2 muck bins are shown – waste of this nature will no doubt smell and draw vermin could it not be sited in a more suitable position along the rear Northern boundary further away from the residential area.

6. The size of the building is said to be a repeat of the existing which was stated as a stable / tack room. The application 3/2014/0212 stated an area of 32m2. This new application states the existing is 29m2. The existing building was not constructed as the plans approved and has never been used for that purpose applied for.

7. The application form under the heading Site Visit asks if the site can be seen from a public road, public footpath, bridleway or other public land and No has been indicated. This application site can be seen from a number of public locations including Preston Road, so it is a necessity that the planning authority visit the site to appreciate the impact it would have to all parties.

Plans Supporting Application

1. There are 3 plans supporting the application 3345 / 010, 020, 030.

Plan 010 does not reflect all the buildings and structures existing on the applicants land currently and this is believed necessary to appreciate the bigger picture of the Applicants intentions going forward. A site visit by your department would be beneficial to appreciate those concerns.

2. The potable water easement indicated to the frontage of the property we believe is wrongly located, whilst this does not affect this application the applicant / agent should be aware of its correct location as this affected the siting of the garages for the adjacent properties as shown on application 3/2013/0274. The siting of the rear water main should also be verified.

3. Plan 020 indicates the area of a new hardstanding stopping at the potable water easement, but as stated above this should be checked. The proposal does not indicate any boundary fence around the hardstand which suggests as stated before that livestock will be able to roam and could cause damage to plants and fences on the [REDACTED] boundary.

4. Since the applicant purchased the property last July he has carried out a number of projects within his demise, and it should be said that he does complete such to a good standard however the mass of the building proposed in this submission impacts the neighbours view to the designated open countryside and would be detrimental to the nature and amenity of the existing residential development.

5. The proposed extension of the existing building will be considerably closer [REDACTED] than current and it is felt that such will not only impact [REDACTED] but the purpose intended is out of character to the residential close that was approved by your Council over 10 / 12 years ago. We are surprised the applicant has suggested extending the building in this manner as it will also negatively impact the outlook to the rear garden from the applicants property.

6. It is our understanding that the keeping of livestock, stated as goats at this time need shelter from wet weather but also the sun, whilst the plans indicate the west flank to be open, this elevation would be subject to rain and the sun due to its aspect and therefore does not provide suitable accommodation in our view for the purpose it is intended.

7. The configuration of the building and valley roof is out of keeping with buildings in the vicinity, and may well be a maintenance issue to the applicant going forward.

Additional Concerns

The applicant's agent has not indicated on the application the recently constructed large fenced enclosure with supporting hen house and duck house plus pond on land at the rear of the property. In our view, this area would have been more appropriate to site a large livestock shed and associated hardstand, muck bins and grazing as it borders existing grazing land and is at a further distance from the existing residential development so would lessen the detrimental impact of noise, smell, vermin and loss of visual amenity somewhat.

The addition of goats to the intended keeping of poultry and the applicants confirmation to us that the land has been registered as a smallholding is in our opinion detrimental to the nature and amenity of the original application for 5 bespoke homes and if this application were approved, could be the start of a growing consideration going forward.

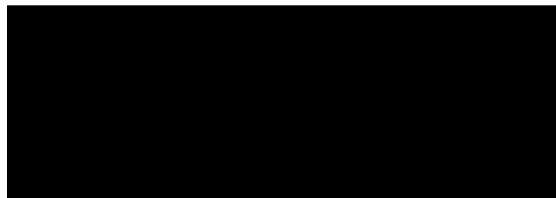
Whilst the application site area is stated as 194m², we believe the area proposed for animals roaming beyond the application site would currently be circa 875m² (0.26 acres). According to Defra and other publications available a maximum of 6-8 goats per acre is the norm, therefore this application if approved should only permit a maximum of 2-3 livestock, which would allow the size and configuration and potential siting of the building to be greatly reduced in area sited much further north towards the rear of the garden as previously mentioned.

We are concerned from researching a number of publications, guidance and regulation documents that setting up this type of livestock environment so close to existing residential properties could lead to considerable nuisance to neighbouring properties (noise – particularly from male goats, smell, damage, storing of bedding and feed all potentially attracting vermin). These aspects as well as regular health check ups, disease control and prevention, etc are good reasons to keep livestock well away from a residential environment.

We would welcome you viewing the proposal from our perspective to appreciate the concerns and the impact we believe this will have on our small residential community.

We would appreciate being kept updated on the application process going forwards and being advised if this will be a delegated matters decision or will need to be presented to committee.

Yours sincerely

A large black rectangular box used to redact a signature.