



FAO: Ben Taylor
Ribble Valley Borough Council Planning Office
Council Offices,
Church Walk,
Clitheroe,
Lancashire.
BB7 2RA

Ref: 3/2023/0237

21st April 2023

Dear Ben,

Further to the neighbour notification received from the council dated 4th April 2023, we wish to provide our view on the proposals. We have emailed the Council to request further information but have not been able to receive this in advance of the consultation deadline.

Variation of Condition 2: Plans

We understand from the planning application that the proposed reception building at the facility will be re-designed. However, it is unclear from the plans proposed how this will be sited on the site plan. It is unclear if there is a proposed change to the orientation of the proposed reception building.

The siting and orientation of the proposed building affects significantly how overlooked our property is and hence whether we have objections to the proposed plan alterations.

From the information available, we are supportive of the revised plans, but request that a site plan, showing the proposed alterations, is provided if the orientation of the proposed building is to be changed, as it appears. This will allow us to consider and comment fully.

Variation of Condition 3: Materials

We note that in our original neighbour response to the original planning application (3/2021/0118), we were seeking assurances that only timber materials would be used in the construction, as per the planning application, so to remain in keeping with the landscape and surrounding area.

The Council's own reason for Condition #3 of the original planning approval states [that timber should be used on external surfaces of the development] "in order that the Local Planning Authority may ensure that the materials used are appropriate to the locality and respond positively to the inherent character of the area". We do not believe anything has changed in this regard.

We also note that the National Planning Policy Framework contains policies relating to protected landscapes - at paragraph 172 - which is relevant in this case due to the proposed development being within an AONB. It states that "Great weight should be given to conserving and enhancing landscape and scenic beauty".

We believe it is clear, as per the original planning condition, that a timber exterior more closely aligns with the policies stated above, than random stone.

In addition, we are unaware of any other non-residential buildings in the area which have outer materials of anything other than timber. The buildings that were demolished from this site (stables) were constructed from timber and we believe this material should remain, considering the proposed construction can be seen from neighbouring properties, the main road, and footpaths.

Finally, we are conscious that one of the benefits of a timber construction is the embedded carbon realised by the development. Modifying the design from timber to random stone removes this benefit and makes the develop less environmentally friendly, something that we believe should be avoided.

Considering the above, we object to the proposed alteration of materials.

Summary

Whilst we are by no means anti-development in the area in which we live, we believe it is very important that we don't experience a slow, yet steady move away from conditions placed on planning approvals, which are inherently implemented for good reason. Our family enjoy greatly the wonderful environment of Waddington Fell and want to ensure this is protected for generations to come.

If you require any further clarification on the points raised above, or would like to discuss anything in more detail, please do not hesitate to contact us via email at

[REDACTED]

Kind regards,

[REDACTED]