

[REDACTED]

From: [REDACTED]
Sent: 21 June 2023 23:11
To: Planning Enforcement; Planning
Subject: Application 3/2023/0353 FAO Kathryn Hughes

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Hello,

Confidential

Further to my email below I note the new application to allow a COMMERCIAL use of the stables by changing a condition on the permission. This just seems like they are incrementally trying to make this a commercial site by the back door - if they applied up front for any commercial enterprise it would just get knocked back given it is in the COUNTRYSIDE - they should not be allowed just to sneak it in. Regardless of whether the highway can cope with vehicle numbers, the commercial use is unacceptable in this location. If this is allowed would the precedent just then be set for any number of commercial businesses in the same location? What if the stables were sold - could someone stick a business park on there? Does this then just allow the unauthorised building that has been erected? I notice that neither the building or surrounding land is covered by the application - are they just going to be added on if this commercial use is sneaked through?

I looked at the reasons the previous applications were refused - it was nothing to do with highways it was because it is in the countryside. If the condition change is allowed then that is that not completely contradictory to the reasons for refusing the previous applications?

Regards

[REDACTED]

[REDACTED]

Sent: 15 February 2023 21:29

[REDACTED]

Subject: Fw: Confidential - Application 03/2022/0755

Hello,

Confidential

I write with regard to the above planning application for a stable block that was refused planning permission in 2022.

As a [REDACTED] of the public footpaths in the vicinity it is blatantly clear that, despite the refusal of planning permission, construction of this building is now well underway. It can clearly be viewed from the carpark of the Higher Trapp Hotel or from any of the footpaths higher up White Hill. Surely it is the duty of

the council planning department to take action against such a flagrant disregard for planning regulation given, as the officer's report states, that this is in direct contradiction to the Borough's planning policy?

Having read the officer's report it would appear that the whole site operates without permission for a commercial enterprise whilst very clearly being such. The original permission for the main buildings was only deemed acceptable for a hobby use based on the area of open space between it and the adjacent hotel; the new building is being constructed right in the middle of this area.

This building is the equivalent of a very large house being constructed right in the middle of the Ribble Valley countryside. If this was a domestic residence there is no way on earth you could get away with it.

Some action has to be taken to prevent these individuals just doing whatever they want, the council cannot just take a toothless, passive approach when these people think the rules just don't apply to them. I am happy to raise this question with the parish council and RV members.

I await your response.

