

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 September 2023 09:33
To: Planning
Subject: Planning Application Comments - 3/2023/0569 FS-Case-549304910

Name: [REDACTED]

Address: [REDACTED]

[REDACTED]

Email: [REDACTED]

Planning Application Reference No.: 3/2023/0569

Address of Development: Parsonage Farm Church Street Ribchester PR3 3YE

Comments: This planning permission has only just come to my attention. However there appears to be a few anomalies within the plan proposed and the comments received from professionals.

Firstly the bat survey - you say that if boxes are put somewhere else this will suffice to cover the issue. But are you aware that they have been put on a building which is going to be demolished as part of the planning application. I would therefore suggest that you check this [REDACTED]

I also note that the Highways report assumes there will be two passing places on the road when it made its evaluation. However the applicant has asked neither landowner and one of the landowners has now objected. I would hope therefore that the application would be resubmitted to the highways agency. The Highways agency should also be aware that no farm traffic has used this access road for a number of years except for maintenance of the fields. The local farmer stopped using this road up to the farm as there were frequent conflicts between traffic and dog walkers/ tourists. These were so divisive in the Village that he created a new road from Shotton Lane over the fields and gained access that way. This can be seen on the photos running up to the farm buildings on the other side of the site.

Lastly although barn owls only get protection while breeding there has been a long standing breeding pair of barn owls in the building that has to be preserved. They gain access via a half closed window on the side of the property that can be clearly seen from the road. They were still living there three weeks ago as [REDACTED] and saw them returning to the roost in the morning. I understand the owners have said they are living in the new box provided. This is inaccurate and anyway that box is also on a building that will be demolished during the development. Again there seems to be a [REDACTED]

I am aware these comments are out of the customary reply period but I trust that RVBC will make sure that they are not [REDACTED] into accepting planning on terms which are in a report but are inaccurate (as in this case in regard to passing places and [REDACTED] in regard to the wildlife issues). I have also started to alert the Village to the development as many people use the road which will give it access and this will be of concern to them as will the barn owl who is local favourite. Can I suggest when access is such an issue that the planning notices are given out over a wider area so conflicts between cars and pedestrians are kept to a minimum.