

PARSONAGE FARM  
RIBCHESTER PR3 34E  
Application number: 3/2023/0569.

7<sup>th</sup> August 2023

Dear sir/madam

I would just like to follow up from a letter I recently sent. [REDACTED]

[REDACTED] Regarding the redevelopment of the barn and annex (3 dwellings) at parsonage farm Ribchester.

PLANNING

I would just like to follow up with a few points.

03 AUG 2023

#### THE BARN

The external finish of the barn is (7.9 on the access statement) the proposal of a new brick skin. This is not in keeping with the surrounding buildings, I understand what is trying to be achieved but a brick finish would look totally out of character in the area. The "new brick skin" whether reclaim or new brick has nothing to do the historic value of the building and therefore would not blend in. I can understand the south facing gable that is already a brick finish staying the same.

I feel it is a great shame that a building like this in my opinion is being lost, as very little of the building will be visible apart from the king trusses, engulfed with the new brick skin. A 16<sup>th</sup> century barn like this is unique and for it to be lost as is a massive shame. I understand the northern side of the barn the extension will be finished in wooden cladding, this does not match anything on the farm at present, I understand this is a modern approach and fashionable thing.

The scale of the conversion also concerns me and in my opinion is far to large of 9 bedrooms including the annex (7.7) with the mentions of further extensions. I feel it is a shame that the barn will be lost trapped inside the new house.

#### BARN OWL

I do not know if it has been mentioned but there has been a barn owl living in the barn; it arrived at Parsonage about 14 years past. It has however since been moved or moved into the outbuilding to the south of the barn. This building has been designated for dismantle so the barn owl will have to find another barn somewhere. Bat boxes have been put up on the side of the said building.

I would just like to go over the points of concern again.

- There is no access through [REDACTED] private road to any of the 3 new dwellings, (the new dwellings will need another route/ road to the development)
- There is no passing place being formed on [REDACTED]
- Highway safety
- The external finishes
- The barn owl
- Scale/ size

Many thanks for your time it is much appreciated regarding this issue which concerns me.

Yours faithfully

[REDACTED]

[REDACTED]

THE BARN OWL (TAKEN 5<sup>TH</sup> AUGUST 2023)

PLANNING  
14 AUG 2023  
FOR THE

PLANNING DEPARTMENT  
COUNCIL OFFICES  
CHURCH WALK  
CLITHEROE  
LANCASHIRE  
BB7 2RA.

APPLICATION NUMBER : 3/2023/0569

SITE ADDRESS: PARSONAGE FARM  
OF PLANNING APPLICATION,  
CHURCH STREET  
RIBCHESTER  
PR3 3YE.

DATE : 3<sup>rd</sup> AUGUST 2023

Dear sir/madam

I am writing as regards to the letter I received on Friday the 28<sup>th</sup> July. With regards to the proposal of the redevelopment of parsonage farms agricultural barn and annex accommodation.

[REDACTED] originally we were informed that it was going to be 2 dwellings on receipt of your letter it is now proposing 3 dwellings. I feel this will have a huge impact on the single track road which leads to the existing dwellings at Parsonage.

The plan shows that there will be no access to the back road "the agricultural track" which tells me the only route, access to all 3 new properties is by this one road, which is ill equipped to deal with the influx of 6-9 or more vehicles. The plans also indicate 2 passing places on this road, one proposed passing place is indicated on [REDACTED] which [REDACTED]

#### THE ROAD

[REDACTED] I have highlighted this on the location plan drawing".

After reading the planning design access statement, there is little to no consideration regarding the amount of vehicles (building vehicles) that will be using this road, and I feel this has been something which has been dismissed and regarded irrelevant to planning.

The future [REDACTED] is an example.

#### THE HILL

Part way down the hill is a blind spot (photo A/B) which has always been an issue resulting in a few accidents and near misses over the years. With this being a private road car insurance is automatically void. The influx of more vehicles will result in many more accidents. I feel that it is not a case of if or when there will be an accident but how many accident there will be.

#### THE BRIDGE

At the bottom of the hill you pass over a bridge (photo c) which is very dated, and designed for a horse and cart rather than modern day vehicles. (vehicles of weight combined with frequency this action alone would clearly reduce the life span of the structure necessitating recurrent and substantial repairs) and I fear [REDACTED] responsible for [REDACTED]

[REDACTED]

[REDACTED]

THE REMAINING ROAD (photo D)

After the bridge the road runs through the bottom meadow [REDACTED] The road is showing wear, which is difficult to maintain, this will be greatly increase by 6-9 more vehicles using the road and [REDACTED]

[REDACTED] whether planning is granted or not. The legal definition of the road is: for the existing properties, light farm vehicles, footpath and bridleway only, under no circumstances is there access through [REDACTED] to any of the new dwellings. This issue has not been addressed and a irresponsible attitude showing little or no consideration for the existing [REDACTED]

PASSING PLACE

It has been assumed that a passing place of hard standing can be dug out [REDACTED] there has been no [REDACTED] This in my opinion shows [REDACTED] as if 3 new properties take preference over the [REDACTED] There will be no passing places [REDACTED]

The road has historically had many issues and problem similar to this. Access to a property is as if not more important than any design or appearance of a building.

CONCLUSION

- Reduce the amount of dwellings to 1 only
- Or use the agricultural track [REDACTED] for all 3 new dwellings with no through road past [REDACTED]

This would be a logical act and a sensible conclusion to a historical problem that just seems to continue.

I understand these are not direct planning issues but I feel strongly that these issues need resolving before any planning is permitted.

Yours faithfully: [REDACTED]

[REDACTED]

[REDACTED]




PHOTO A: Looking down the hill

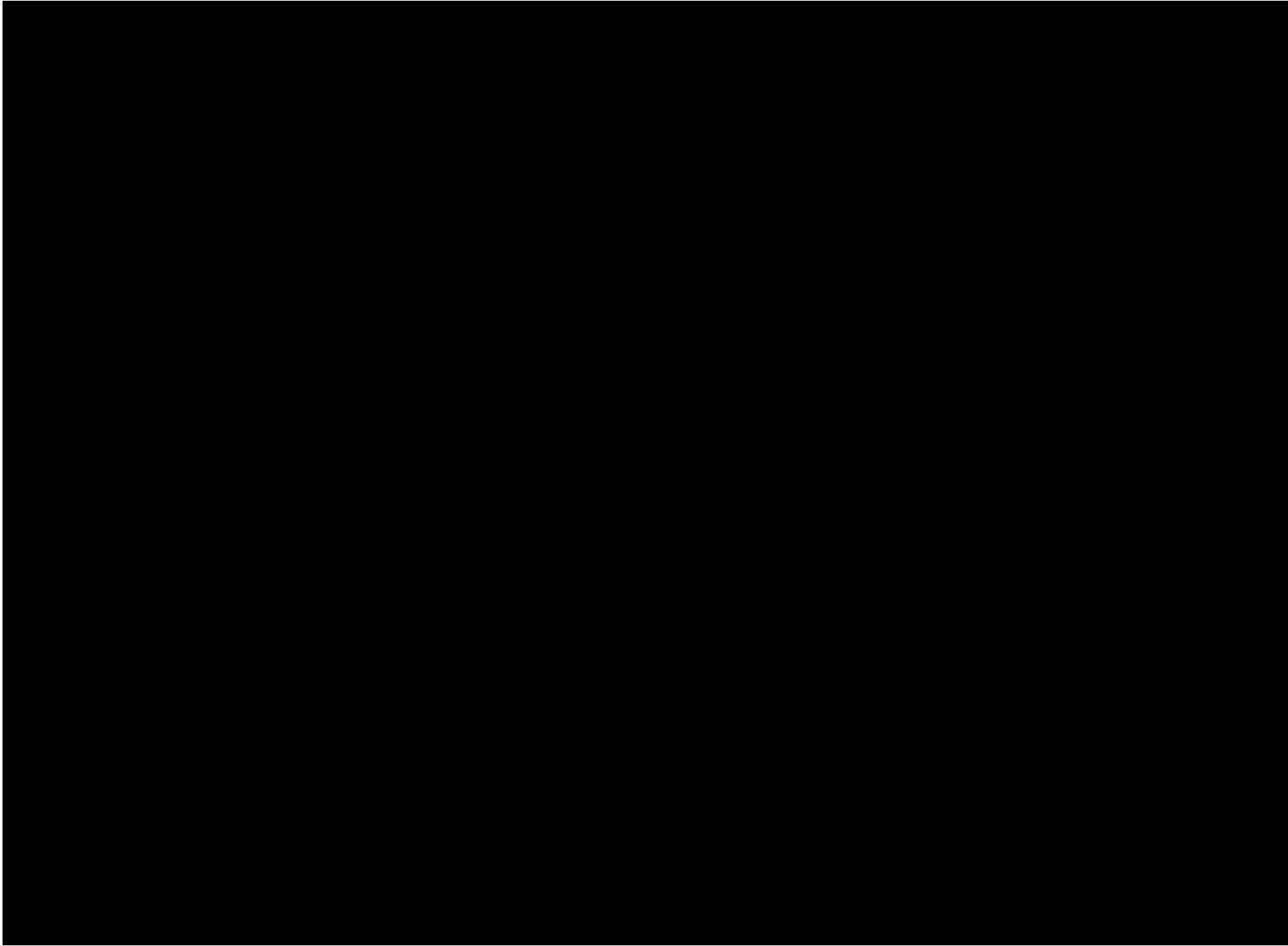


PHOTO B: LOOKING UP THE HILL

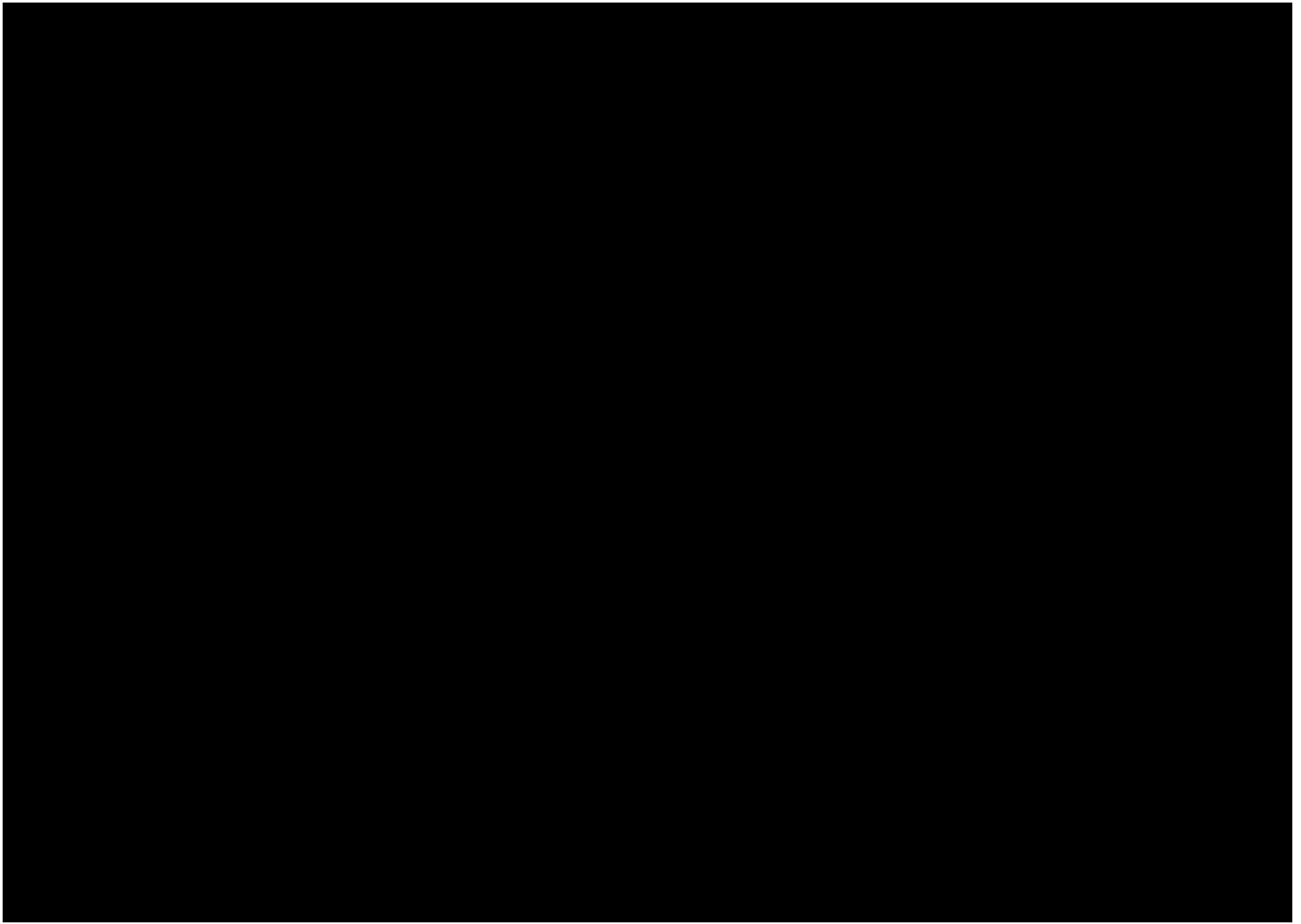


PHOTO C: THE BRIDGE

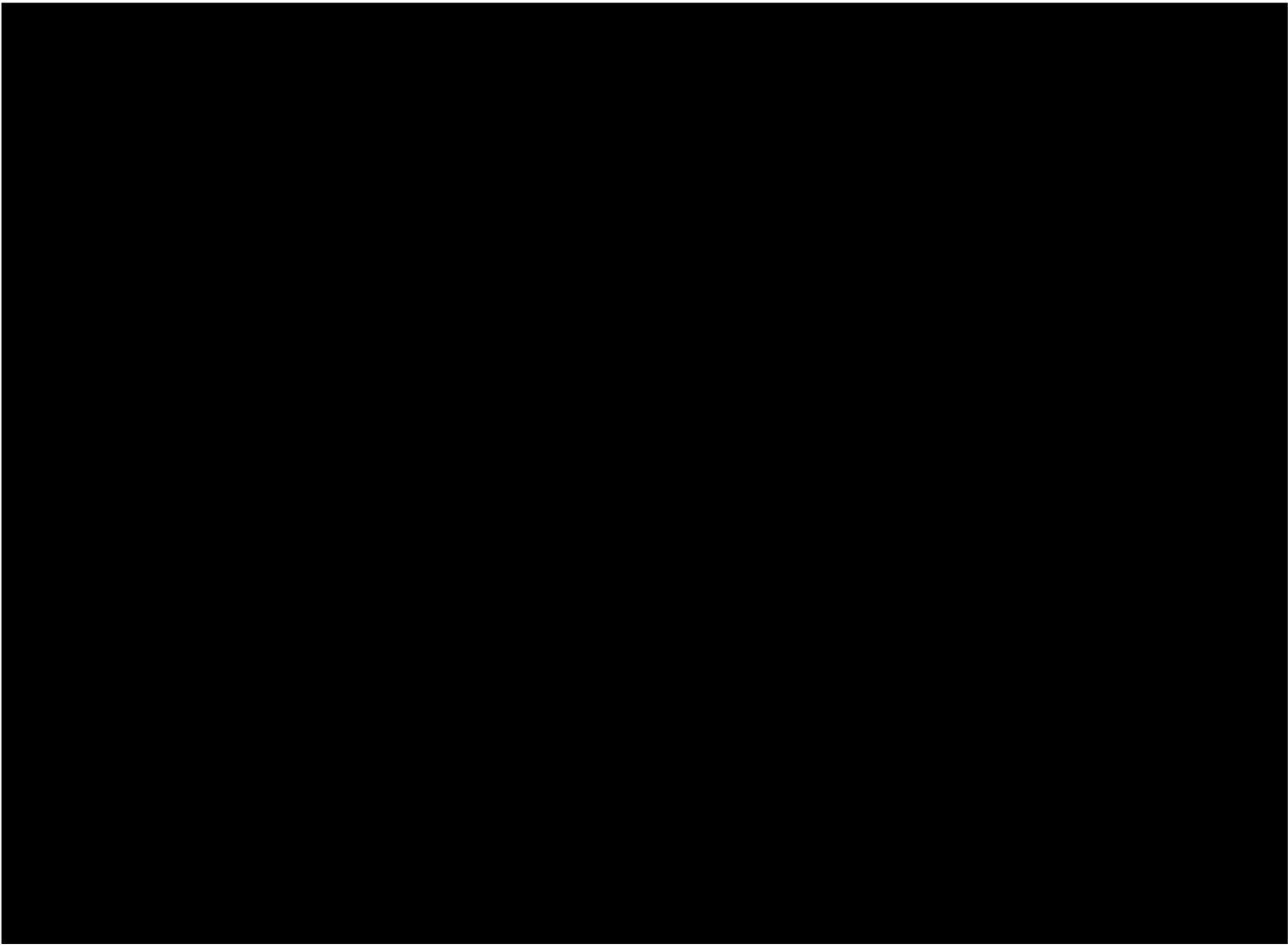
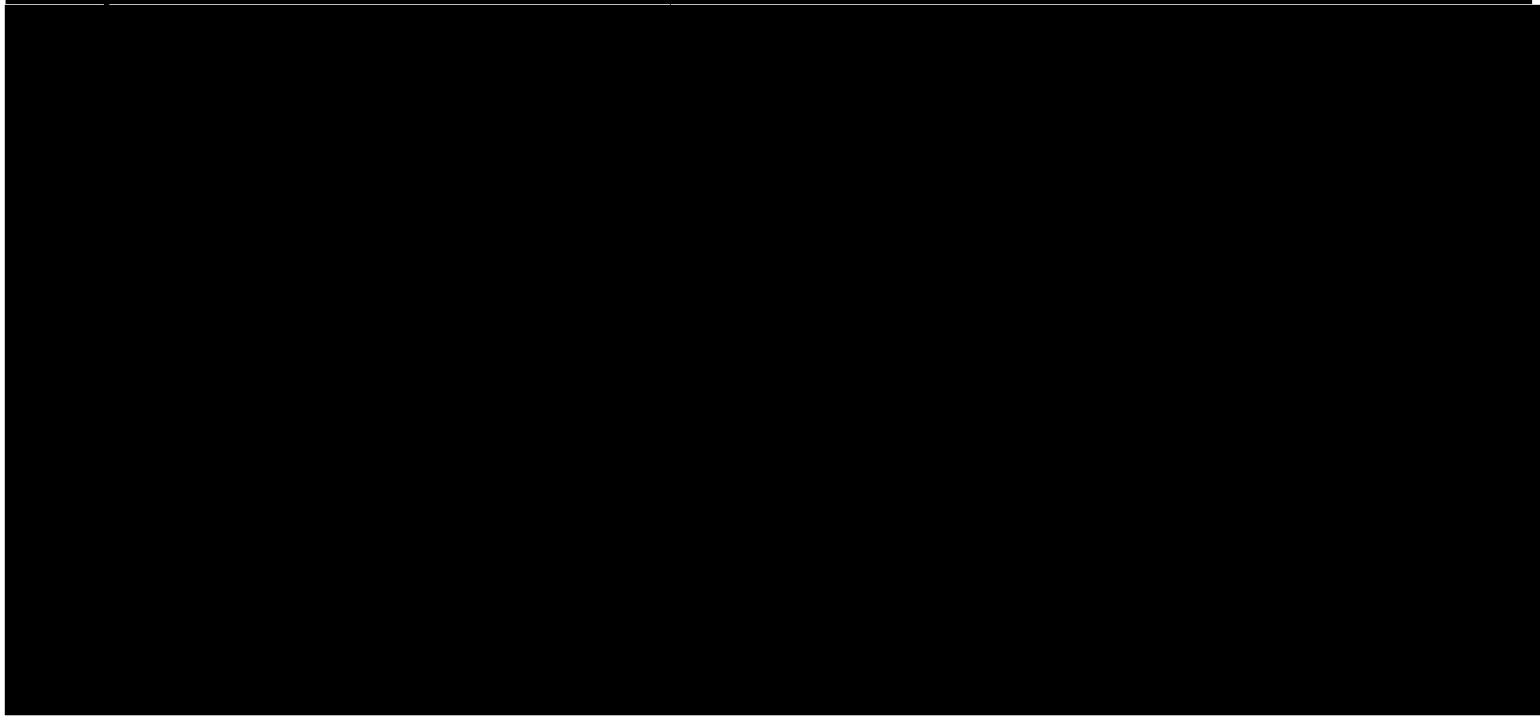
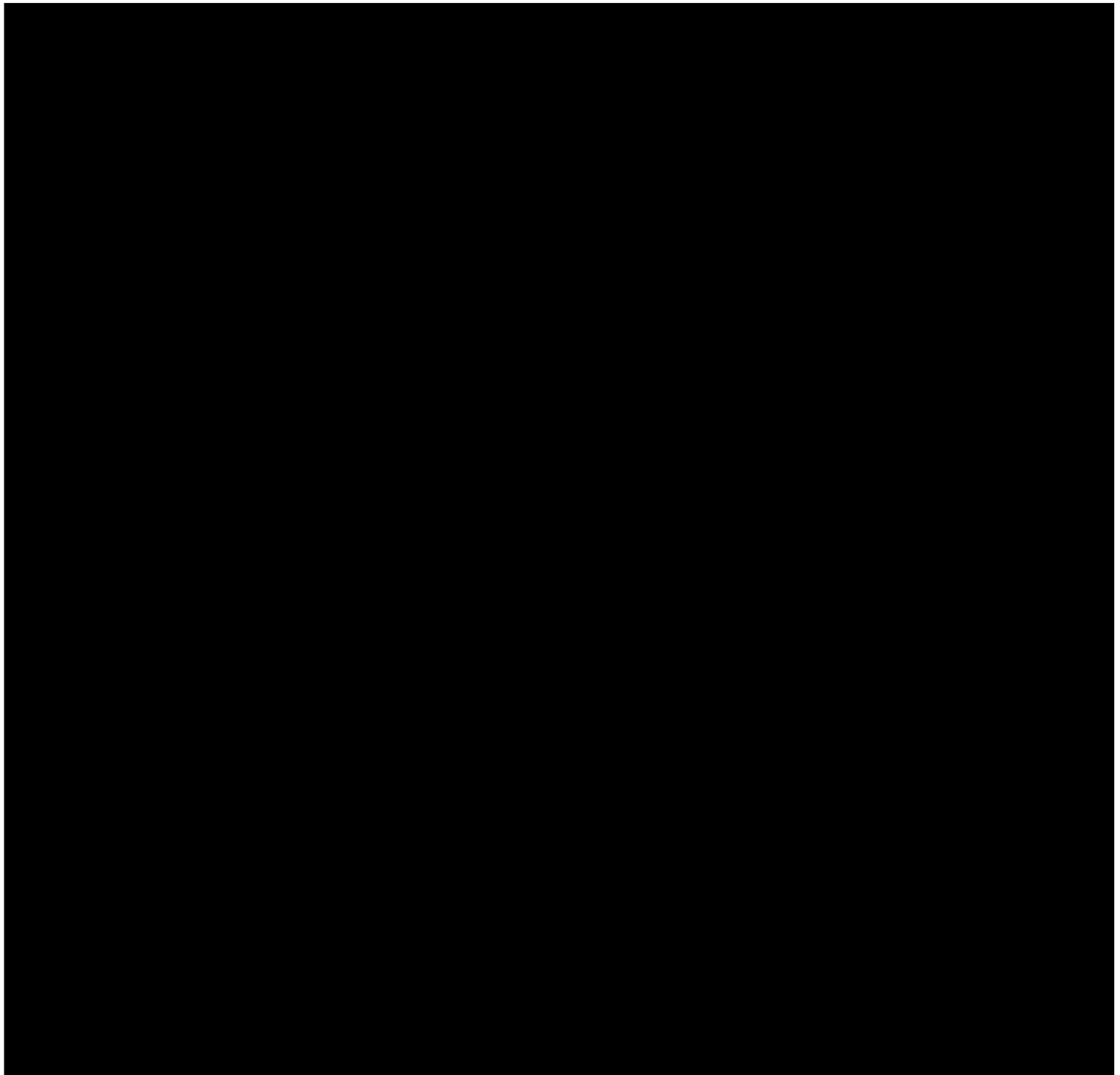


PHOTO D: REMAINING ROAD



PLANNING

09 153 2023

FOR THE  
ATTENTION OF

App N° - 3/2023 / 0569

Parsonage Farm  
Rochester

IN reference to the Planning Application for the Barn Conversion at Parsonage farm, I'd just like to make the Council aware of the Barn Owl that has lived in the Barn for over 10 years. [REDACTED] has relocated the Owl to a new site and the Owl has settled well and had a brood of owlets. I just want to make sure the new nest box location is on one of the buildings allocated to be made into a garage.

Yours Sincerely [REDACTED]