

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 26 October 2023 11:23  
**To:** Planning  
**Subject:** Planning Application 3/2023/0664



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Sir/Madam,

I am writing to oppose planning application 3/2023/0664 at grid reference 369072 434193. This refers to Langho Sports and Social Club's attempt to construct dugouts.

The construction of permanent brick dugouts at the site contravenes the covenanted purposes of providing space for recreation of all types and for ensuring a public open space for the community, as outlined in Section 2(h) of the Section 52 Agreement.

There is absolutely no need for these permanent dugouts and this will be the first step in the club's intentions to build further structures in the future.

Yours sincerely,

[REDACTED]

[REDACTED]

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**From:**

**Sent:**

[REDACTED]  
26 October 2023 12:35

**To:**

Planning

**Cc:**

**Subject:**

[REDACTED]  
Objection - Planning Application number 3/2023/0664



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Dear Sir, Madam,

We write to you regarding the proposal to construct two dugout shelter buildings to replace the existing temporary shelters at Langho Sports & Social Club, Dewhurst Road, Langho, BB6 8AF.

We would like to notify you of our objection to this construction for the following reasons:

- Size of proposed dugouts is considerably larger than the existing dugouts.
- Size of proposed dugouts suggests the club is trying to move down a more commercial route when the covenant states the fields are for recreational use only.
- This commercial creep will lead to more traffic which the current infrastructure e.g., car park and roads cannot handle.
- Large dugouts could lead to gathering of large groups of youths and anti-social behaviour.
- Covenant states that the field is a space for all. A permanent structure will restrict this.

Yours faithfully

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 26 October 2023 14:54  
**To:** Planning  
**Subject:** Planning Application: 3/2023/0664



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Re: Langho Sports and Social Club application to construct two shelter buildings at Grid Reference 369072 434193.

I wish to record my objection to the above application.

The reasons are clear. This space is a shared recreational space. The transfer deed of the 11<sup>th</sup> February 1994 covenants that this property is for 'recreational' purposes and not solely for football. This application is part of what seems to be a concerted effort to seize the land for the sole purposes of the football club usage. They already failed in an application to fence off the recreational area and install flood lights thereby denying access to residents of the Rydings and the Dales. Fortunately this was turned down but now they are applying for the establishment of a building footprint that has utility only for the football club. It is likely that a planning approval for such a footprint will then be used for leverage to expand into applications for other single use football structures.

This land is 'community public open space', the football club is permitted usage by the residents of the two estates (who hold covenants) to ensure that the land remains usable and available for everyone living here.

I urge you to reject the planning application and let our children have somewhere to play.

Yours faithfully,

[REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 26 October 2023 15:28  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0664 FS-Case-557343257

[REDACTED]

**Planning Application Reference No.:** 3/2023/0664

**Address of Development:** Langho Sports and Social Club,  
Dewhurst Road,  
Langho,  
BB6 8AF

**Comments:** I would like to object to this proposal of erecting two permanent football dug outs on a community public open space. The area is not just for football pitches but for the local residents to also enjoy. This planning application contravenes the covenant in place which is to ensure this community public open space remains usable and available for everyone living on the estate as per Section 2(h) of the Section 52 Agreement. These covenants are also in place so as the area is still available for recreation of all types and not just football. It is felt that this and any subsequent planning applications are the club's intention of further discouraging residents from using the area in the future. I would be grateful if you would take in to consideration this objection when making your final recommendation.

Thank you.

[REDACTED]

[REDACTED]

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**From:**

**Sent:**

**To:**

**Subject:**

[REDACTED]  
26 October 2023 16:33

Planning

Planning Application 3/2023/0664, Grid Ref: 369072 434193, Proposal: construction of 2 dugout shelter buildings to replace existing temporary ones, Location: Langho Football Club, BB6 8AF



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My name is [REDACTED], I live at [REDACTED]. I am raising my objection to the above proposal. I think this would be the start of further applications to develop on this recreational site.

The temporary dugout shelters are seldom used, it makes no sense to me to have permanent ones there.

Regards

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 24 October 2023 20:22  
**To:** Planning  
**Subject:** Planning application 3/2023/0664

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Hi

I wish to formally lodge my objection to the following proposal:

Grid ref 369072434193

Proposal: construction of 2 dugout shelter buildings to replace the existing temp shelters

Location: Langho Sports and Social club, Dewhurst Rd, Langho BB6 8AF Regards [REDACTED]

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 24 October 2023 20:30  
**To:** Planning  
**Subject:** Objection to application number 3/2023/0664, grid reference 369072 434193



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Proposal :Construction of two dugout shelter buildings to replace the existing temporary shelters , Location Langho Sports and social club, Dewhurst Road Langho BB6 8AF

I object to the above proposal on several grounds

1. The current proposal would not be in keeping with the natural habitat and would look unsightly
2. There are already temporary drug outs, which are very rarely ever used and are surrounded regularly by litter
3. The current proposal is 3 times the size of the existing temporary ones
4. Concern over the use of these buildings causing a public nuisance and even more of an eye sore if vandalised with graffiti
5. This is a Community public open space and is covered by a Covenant whose purpose is to provide space for recreation of all types and the football club have already suggested residents be discouraged from using this space which is not in keeping with the covenant .

Thank you for taking these into consideration

[REDACTED]

[REDACTED]

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**From:**

**Sent:**

[REDACTED]  
24 October 2023 21:05

**To:**

Planning

**Subject:**

Objection to Planning application number 3/2023/0664 grid reference 369072  
434193



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

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Dear Emily,

I wish to lodge my formal objection to the above planning application. Having been a resident on [REDACTED] since [REDACTED] the above mentioned public open space has been an integral part of our small local community and as such enjoyed by my family as they have grown up, safely playing in this area along with our neighbours and residents children too.

The proposed buildings would look completed out of character being isolated in the centre of the open area, albeit towards the bottom of the public open area. The size and permanent nature of these structures would spoil the natural beauty of the area.

This area must remain structure free, and free from unsightly advertising hoardings that appear to have sprung up in recent months, which again impact on the natural beauty of the area.

Thanks you for taking the time to read through my objection and I sincerely hope that many more of my neighbours take the time to voice their concerns.

Yours faithfully

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 25 October 2023 08:30  
**To:** Planning  
**Subject:** FAO Emily Pickup  
**Attachments:** Planning Application\_Reference\_3.2023.0664\_Objection.docx



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Good Morning Emily,

I wonder if you could kindly assist me?

You may remember that I spoke to you last Friday on the telephone in connection with the planning application by Langho FC to erect permanent Dugouts. [REDACTED] submitted an objection on the RVBC portal and I emailed you a copy it. (Friday 20th October 11.24)

I have since made a couple of amendments in order to ensure accuracy and was very much hoping that you may be able to use the version attached for submission and publication on the portal.

Many thanks in advance if this is possible.

Kind regards,

[REDACTED]

Ribble Valley Borough Council  
Planning Department  
Council Office  
Church Walk  
Clitheroe  
BB7 2RA

FAO Emily Pickup

**Reference Application: 3/2023/0664**

20<sup>th</sup> October 2023,

Dear Sirs,

[REDACTED] writing to lodge our strong objection to the above planning application at this location.

We have carefully examined the plans and know the site well. We reside at [REDACTED]  
within [REDACTED] to the proposed construction area.

The proposal is not in keeping with the open plan spirit, look and feel of either the *The Rydings* or *The Dales* housing developments to which the proposed construction aligns, with residential properties at these locations subject to covenants to prevent the erection of permanent structures on the playing field in order to ensure an open plan character to the area. Our property also holds a covenant extending the same to the use of this land.

It is extremely disappointing that Langho Football Club (Langho FC) have not held due regard to the existence of this covenant of which they are fully aware, given this was highlighted when their proposed application to construct an all-weather football pitch with boundary fencing and floodlights (**Reference: Application 3/2020/0315**) was unanimously rejected in 2020. The latest application has been perceived by many local residents as blatant mission creep, to which the overarching ambition of 2020 clearly remains. The assertion amongst many residents is that the application to upgrade 'Dugout' facilities is merely the first stage of a longer term strategic plan that includes installing perimeter fencing and redeveloping the club's changing room facilities at a later date to realise the club's long held ambition of accessing a superior league within the football pyramid, of which admission eligibility requires significant remedial works.

The development is not sympathetic to its surroundings in terms of size, massing, materials and scale. Creating two permanent brick structures each measuring 5.43 metres long; 2.42 metres high and 1.79 metres wide would significantly alter the look and feel provided by the smaller, portable and transparent facilities that currently exist and as such, would completely diminish the striking, pleasant and open plan aspect currently enjoyed by all local residents and visitors.

The proposed new structures would also further realise a commercial opportunity to increase advertising around the field, no doubt an attractive proposition to Langho FC that has already been explored and utilised, but something that is already a cause of significant concern to many local residents. The impact of this if achieved, is highly likely to generate additional usage of the facilities and with it an exacerbation in traffic flow.

Pre-existing traffic concerns are widely acknowledged by many residents. The junction on the A59 leading onto the amenities is a notorious hotspot for road traffic incidents, with a fatality occurring as recently as the 29<sup>th</sup> December 2019. There are no speed restrictions from exiting the A59 for vehicles that use the access road with many road users speeding. As residents and visitors only have one entrance and exit point to utilise, when visitors do attend Langho FC on match days, invariably they choose to park on the road adjacent to the pitch creating only single-way passing; this is unfortunate and dangerous to pedestrians, horses that frequently use the road from the adjacent Longsight Stables and walkers with dogs. In addition, each day there exists a steady flow of vehicles to Kemple View; visitors to the Sanctuary of Healing and Organic Café; parents dropping off and collecting their children at Conkers Nursery and other visitors to Longsight Nursery; Longsight Stables and Gaga's Dog Grooming business; notwithstanding the existing users of Langho FC's grounds and facilities and the use of vehicles both by residents and by many family and friends that visit.

It must be noted the facility is not served well with regards public transport, with the unfortunate consequence being a detrimental exacerbation in traffic flow. The current access road and surrounding infrastructure is simply not equipped nor was designed to cope with the additional traffic demands that the proposal would generate longer term and will inevitably over-extend capacity. Furthermore, vehicular access to Langho FC is via an unadopted road, that is itself, dimly lit and shared by visitors to Conkers Nursery and the Sanctuary of Healing and Organic Café. It is therefore reasonable for one to assume the likelihood and number of accidents will only escalate.

A further implication of increased traffic flow is the issue of noise pollution that will become more profound, particularly if use increases during the evenings. The ambition to create permanent structures would certainly signal this intent. This would be a nuisance and is simply not conducive to harmonious and peaceful family life.

We note with particular interest the applicants response to the Biodiversity and Geological Conservation section on the planning application with regards the proposed construction having no impact on biodiversity and geological conservation. We would challenge the accuracy of those representations.

It is hugely disappointing to note that as part of the proposal an **Ecological Appraisal Survey has not been commissioned** in order assess impact and conserve biodiversity. There is an abundance of wildlife that inhabits the immediate locality of the proposed development including foxes, badgers, squirrels, birds and indeed bats that live in the trees sited on the boundary line that is only 10m away from the proposed construction. Bats are protected under UK law. We specifically draw attention to the **Conservation of Habitats and Species regulations 2017** which states: *"it makes it unlawful to...disturb a bat, or to damage or destroy a place used by a bat for breeding or resting."* Further protective legislative provision can be referenced within the **Wildlife and Countryside Act 1981** which states: "bats are to receive protection from obstruction of, and disturbance at, a place of shelter or protection."

Moreover, swifts use the area for feeding and are currently in decline in Britain with disruption to their habitat cited as a key factor. The likelihood of damage to their habitat caused by the proposed construction would be significant and is also protected under UK law. Similarly, barn owls and tawney owls use the area for feeding with the proposed construction having a negative impact on this natural wildlife and surrounding ecological systems.

A further substantial area of concern that we have relates to the adverse impact of litter and anti-social behaviour likely to occur both within the enclosed facilities and spilling over into the nearby car park and surrounding areas. Furthermore, it is entirely reasonable to anticipate that the enclosed nature of the facilities may be used for purposes other than those intended and indeed by users other than those intended out of hours. The outcome will undoubtedly result in a spike in anti-social behaviour late into each weekday evening alongside weekends. The position is simply not conducive, appropriate or acceptable to family life with full cognisance of locality, surroundings and the close proximity of the club to many residential properties.

There is a wealth of ill feeling towards the proposed construction from neighbours and other residents and our understanding from speaking to others, is that this area was bequeathed to Ribbles Valley Borough Council for *'unrestrictive access for recreation'* of which the proposal is clearly in contravention of. Langho FC have not obtained consent from the holders of the covenant to change the use of this field.

We urge you to carefully reflect upon the significant areas of concern raised and the many misgivings we have detailed in relation to the proposed construction and its prudence. The proposal is simply injudicious.

We would like to thank you in advance for your anticipated careful consideration and would be more than happy to discuss our concerns further should you wish to contact us directly. If this is so, please contact: [REDACTED]

Finally, please note that while we have taken every effort to present accurate information for your consideration, as we are not a decision maker or statutory consultee, we cannot accept any responsibility for unintentional errors or omissions.

Yours faithfully,

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 25 October 2023 09:06  
**To:** Planning  
**Subject:** Planning application 3/2023/0664 grid ref. 369072 434193  
**Importance:** High



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Dear Emily Pickup

Regarding this application, we at 95 The Rydings Langho BB6 8BQ, object on the following grounds.

The land in question was covenanted to the residents of the estate as Community Open Space as per Section 2(h) of the section 52 agreement.

We have no problem with the area being used occasionally for football but not at the expense of other users. Larger more permanent dugouts would provide a place for illegal activities such as drug use, kids vaping even muggers. and would create a precedent for further expansion.

There is already a problem when the footballers are there with parking along the road, usually both sides. We would suggest yellow lines on this stretch. There is parking by the club house.

At the moment, it is all on a casual basis and we do not wish to see the club take over this space by default.

Yours with respect

[REDACTED]

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 October 2023 10:04  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0664 FS-Case-556936462

**Planning Application Reference No.:** 3/2023/0664

**Address of Development:** Langho Sports and Social Club Dewhurst Road Langho BB6 8AF

**Comments:** This application should be considered with reference to the existing covenant that prevents the location upon which the application intends to build the solid football dugouts being used for "any purpose other than recreation". The proposed dugouts are unnecessary and will take up a far greater area of the relevant land than the current structures. This would frustrate the use of that land for recreational purposes. Sitting in a brick dugout, it is submitted, does not constitute a recreational purpose. Such structures are not required for the football club to engage in its activities and are excessive for the amount, and standard, of football that is played at that location. Any benefit derived from their limited use by Langho FC is outweighed by the fact that the land should not be used for such permanent structures and do prepare the land and build such structures would only serve to limit the use of that land for the recreational purposes for which it is intended; not just for the football club but for residents of the area.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 25 October 2023 10:17  
**To:** Planning  
**Subject:** App ref: 3/2023/0664  
  
**Importance:** High



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**FAO Emily Jackson**  
**Planning ref – 3/2023/0664**

Hi Emily,

I am writing this email to strongly object to this proposal. The proposal is for two larger permanent red brick dugouts which will remove 19.44m of the protected community open space.

**This open space is not only vital to the club but also to us as its community.**

As much as I appreciate the importance of grassroots football and I honestly think the club and owners do a fantastic job, as a resident, their aspirations for the land/club are not realistic. Applications have been submitted before by the club for fencing off the area and lighting etc which was rejected however I feel this is a further attempt by the club to get what they want.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 25 October 2023 10:50  
**To:** Planning  
**Subject:** Planning application 3/2023/0664

⚠ External Email

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FAO Emily Pickup

Planning application 3/2023/0664

Grid reference 369072 434193

Proposal: Construction of two dugout shelter buildings to replace the existing temporary shelters

Location: Langho Sports and Social Club, Dewhurst Road, Langho, BB6 8AF

We would like to formally object to the above referenced planning application. There is a covenant in place to ensure the "Community Public Open Space" remains usable and available for everyone living here, as per Section 2(h) of the Section 52 Agreement. We feel strongly that this application will disregard the covenant hence our objection.

Thank you for putting forward this objection on our behalf.

Kind regards

[REDACTED]

[REDACTED]

---

**From:**

**Sent:**

25 October 2023 11:04

**To:**

Planning

**Subject:**

Planning application no:3/2023/0664 Langho Football Club Planning Application



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Further to our telephone conversation this morning, we wish to strongly object to the proposal by Langho Football Club for the following reasons:

- 1] There are 2 perfectly adequate mobile dugouts which are rarely used, if at all. We personally have never seen anyone in them during matches,
- 2] Building 2 permanent huge structures would be a complete blot on the landscape thus spoiling the environmental use of the field for residents and visitors
- 3] These structures as a permanent fixture would lend themselves to potential nefarious, unsociable and possible criminal activities when not in use
- 4] We also object to the fact that there is blatant disregard for the covenants which were put in place to protect this lovely open space

We, as residents, are lucky to live in such a lovely environment where our children can play safely, people can walk around and socialise with neighbours also dog walkers can enjoy playing with their pets.

Yours Sincerely,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 25 October 2023 11:05  
**To:** Planning  
**Subject:** Planning application 3/2023/0664

 External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

FAO Emily Pickup

Planning application 3/2023/0664

Grid reference: 369072 434193

Proposal: Construction of two dugout shelter buildings to replace the existing temporary shelters

Location: Langho Sports and Social Club, Dewhurst Road, Langho, BB6 8AF

I would like to formally object to the above mentioned planning application as I feel this goes against the covenant in place to protect the space for all residents to enjoy.

Thank you in anticipation of forwarding my objection to the planning committee.

Yours sincerely

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 25 October 2023 11:21  
**To:** Planning  
**Subject:** Planing application 3/20230664



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## Application number3/20230664

Grid Ref:369072 434193

Proposal: construction of two dug out shelter buildings to replace existing shelters

Location: Langho Sports & Social Club

I would like to object to the current application to construct two dug outs at Langho Football Club. The reason I moved to this area was for the quiet, rural atmosphere with open spaces for local residents to enjoy. What Langho Football club keep trying to do is turn this open space into an urban commercial environment. The recent signage that has been added to the field is an eyesore and is not adding any value to the area.

On numerous occasions when [REDACTED] there has been broken glass (pint glasses) left around the existing shelters and the amount of litter is not acceptable, this will only increase with larger dug outs.

There is also a noise problem from the club at certain times and more recently noise from the holiday rentals at the end of Dewhurst Rd. Any further developments will potentially increase to the existing traffic problems.

Considering the amount we pay for council tax the area is not improving or getting any better!

Rgs

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 25 October 2023 11:29  
**To:** Planning  
**Subject:** Planning Application 3/2023/0664

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

To Emily Pickup

Planning Application number 3/2023/0664

Re:Grid ref:369072 434193

Proposal:Construction of two dugout shelter buildings to replace the exsisting temporary shelters

Location:LanghoSports and Social Club,Dewhurst Road,Langho BB6 8AF

I wish to formally lodge my strong objection to the above proposal .

As this Club seem to disregard the spirit of what this public open space is for ,us residents & assume it is their own Sports Arena !!

So these permanent red brick structures would not only be much larger but a complete eyesore to the current removable dugouts .

In fact these current dugouts are only used mainly on Saturdays for 90 mins,during a game a week & that's during the football season .So these current dugouts currently do the job for this Football Club.

The clubhouse is only meters away from the pitch anyway & I believe it is to have new changing rooms ..so they can use these at half time breaks as many other clubs do.

There always seems to be an underlying agenda for this club(most of its committee do NOT live on the Rydings by the way too )& with no consultation to residents or regards to this Community Public Open Space.

They have applied previously re 4G Floodlight pitch & iron fences etc to which they already have that facility & Ribble Valley Planning made the right decision here to reject it ,so I'm confident this Planning Dept will arrive at the same decision .

Thank you and kind regards


[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 25 October 2023 11:35  
**To:** Planning  
**Subject:** Planning Application 3/2023/0664

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 This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

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I wish to lodge an objection to the planning application by Langho Football club in that it intends to encroach on Community Public Open Space.

Yours Sincerely

[REDACTED]

**From:** [REDACTED]  
**Sent:** 25 October 2023 12:01  
**To:** Planning  
**Subject:** Planning Objection 3/2023/0664



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

To Whom It May Concern;

Application number: 3/2023/0664

Grid Reference: 369072 434193

Proposal: Construction of two dugout shelter buildings to replace the existing temporary shelters

Location: Langho Sports and Social Club, Dewhurst Road, Langho, BB6 8AF

I would like to formally object to the proposed application of the 2 permanent dugouts for the following reasons;

- I purchased my property on the basis there was accessible open space which has a legal covenant in place referred to as a 'Community Public Open Space'. In Section 2(h) of the Section 52 Agreement it clearly states that this area should remain 'usable and available for everyone living here'. If the football club were to build two permanent structures, this would prevent the use of a significant area of this space. The football club have already advised they want to discourage residents from using the open space, which is very concerning.
- The existing temporary structures seem perfectly adequate for the use of the senior teams who play on that particular pitch only once or twice per week for the season. The proposed building is not offering any additional shelter to any other teams, either on the junior pitch or the 3G pitch. Langho Football Club own the land down by Northcote and frequently use those pitches to play matches yet they haven't provided permanent brick dugouts there, so I fail to understand the need for one pitch to be preferred over the pitches on the land they own which isn't part of a residential area.
- The area is one of natural beauty and all previous planning applications on the estate have always ensured this be maintained. If there were to be two permanent red brick structures in an open space, this would not be in keeping with the rest of the area. The natural beauty has already been compromised with the erection of large advertising boards.
- The current temporary shelters are significantly smaller, each measuring 2.51m long x 0.91m wide, compared to the proposed structures which measure 5.43m long x 1.79m wide. The proposed structures would take 19.44m<sup>2</sup> away from the Community Public Open Space. This is a considerable portion for the number of houses compared to the amount of open space available without having to go down onto the A59.
- The area is regularly used for the recreational enjoyment for all residents, the Transfer Deed dated 11<sup>th</sup> February 1994, states the covenants 'not to use or permit or suffer the Property to be used for any purpose other than recreation'. There are many activities that residents enjoy, which are not solely football related, and by taking an area out of this space, it is reducing the accessibility of what is meant to be permanently available.

- [REDACTED] transferred the land to Ribble Valley Borough Council with the agreement that the residential houses would always have a Community Public Open Space to enjoy. If there were two large structures built, this would contravene what was originally agreed.
- The field is an area for wildlife to enjoy and feed, including some protected species, examples of the known wildlife are bats, swifts, barn owls, tawney owls and badgers. The construction of two permanent structures will disturb this wildlife. The proposed application has not given any consideration to this as they have answered 'no' to the section regarding 'Protected and priority species'.
- There are safety concerns with brick structures as the open area is frequently used by children playing, running, throwing balls, frisbees, flying kites etc, all of which could be hindered by having two very large structures in the open space, which is currently bordered by a road, so the space for some of these activities is already compromised, due to safety, to the area nearer to where the proposed structures would be.
- If there were to be two permanent brick buildings, then the concern regarding anti-social behaviour is greatly increased. Already youths come onto the estate to use the 3G pitch (sometimes breaking into it), if there were large shelters then this could increase the attractiveness for youths to use these as a 'hangout' area and the concerns that would go with that. The only anti-social behaviour on the estate is from people visiting and using the football facilities. We do not want this area to be deemed as any more attractive to these people.
- The current shelters have an issue with litter, as no one from the club takes responsibility for clearing litter after football matches, they often respond with 'it is run by volunteers'. There is a great concern that the amount of litter would increase if the shelters were larger and permanent. Also if the shelters were no longer transparent then the litter wouldn't be as visible or obvious for said volunteers to remove. This again highlights the football club's attitude towards the area and residents.

I strongly oppose the construction of two permanent structures on the open field and would like to ensure the area remains an open space allowing all residents to enjoy all recreational activities, as per the legal agreement which is in place for every resident. This latest planning application clearly shows the football clubs commercial intentions, along with their numerous comments and previous application, to grow the club further, which only compounds concern as a resident, for the above issues as well as increased safety and pollution concerns.

Kind Regards,

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 October 2023 12:32  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0664 FS-Case-557001060

[REDACTED]

**Planning Application Reference No.:** 3/2023/0664

**Address of Development:** Langho Sports and Social Club, Dewhurst Road, Langho, BB6 8AF

**Comments:** I would like to formally object to the proposed application of the 2 permanent dugouts for the following reasons;

- I purchased my property on the basis there was accessible open space which has a legal covenant in place referred to as a 'Community Public Open Space'. In Section 2(h) of the Section 52 Agreement it clearly states that this area should remain 'usable and available for everyone living here'. If the football club were to build two permanent structures, this would prevent the use of a significant area of this space. The football club have already advised they want to discourage residents from using the open space, which is very concerning.
- The existing temporary structures seem perfectly adequate for the use of the senior teams who play on that particular pitch only once or twice per week for the season. The proposed building is not offering any additional shelter to any other teams, either on the junior pitch or the 3G pitch. Langho Football Club own the land down by Northcote and frequently use those pitches to play matches yet they haven't provided permanent brick dugouts there, so I fail to understand the need for one pitch to be preferred over the pitches on the land they own which isn't part of a residential area.
- The area is one of natural beauty and all previous planning applications on the estate have always ensured this be maintained. If there were to be two permanent red brick structures in an open space, this would not be in keeping with the rest of the area. The natural beauty has already been compromised with the erection of large advertising boards.
- The current temporary shelters are significantly smaller, each measuring 2.51m long x 0.91m wide, compared to the proposed structures which measure 5.43m long x 1.79m wide. The proposed structures would take 19.44m<sup>2</sup> away from the Community Public Open Space. This is a considerable portion for the number of houses compared to the amount of open space available without having to go down onto the A59.
- The area is regularly used for the recreational enjoyment for all residents, the Transfer Deed dated 11th February 1994, states the covenants 'not to use or permit or suffer the Property to be used for any purpose other than recreation'. There are many activities that residents enjoy, which are not solely football related, and by taking an area out of this space, it is reducing the accessibility of what is meant to be permanently available.

[REDACTED] transferred the land to Ribble Valley Borough Council with the agreement that the residential houses would always have a Community Public Open Space to enjoy. If there were two large structures built, this would contravene what was originally agreed.

- The field is an area for wildlife to enjoy and feed, including some protected species, examples of the known wildlife are bats, swifts, barn owls, tawney owls and badgers. The construction of two permanent structures will disturb this wildlife. The proposed application has not given any consideration to this as they have answered 'no' to the section regarding 'Protected and priority species'.

- There are safety concerns with brick structures as the open area is frequently used by children playing, running, throwing balls, frisbees, flying kites etc, all of which could be hindered by having two very large structures in the open space, which is currently bordered by a road, so the space for some of these activities is already compromised, due to safety, to the area nearer to where the proposed structures would be.

- If there were to be two permanent brick buildings, then the concern regarding anti-social behaviour is greatly increased. Already youths come onto the estate to use the 3G pitch (sometimes breaking into it), if there were large shelters then this could increase the attractiveness for youths to use these as a 'hangout' area and the concerns that would go with that. The only anti-social behaviour on the estate is from people visiting and using the football facilities. We do not want this area to be deemed as any more attractive to these people.

- The current shelters have an issue with litter, as no one from the club takes responsibility for clearing litter after football matches, they often respond with 'it is run by volunteers'. There is a great concern that the amount of litter would increase if the shelters were larger and permanent. Also if the shelters were no longer transparent then the litter wouldn't be as visible or obvious for said volunteers to remove. This again highlights the football club's attitude towards the area and residents.

I strongly oppose the construction of two permanent structures on the open field and would like to ensure the area remains an open space allowing all residents to enjoy all recreational activities, as per the legal agreement which is in place for every resident. This latest planning application clearly shows the football clubs commercial intentions, along with their numerous comments and previous application, to grow the club further, which only compounds concern as a resident, for the above issues as well as increased safety and pollution concerns.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 October 2023 12:36  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0664 FS-Case-556990860

[REDACTED]

**Planning Application Reference No.:** 3/2023/0664

**Address of Development:** Langho Sports and Social Club, Dewhurst Road, Langho, BB6 8AF

**Comments:** I am writing to lodge a strong objection to the above planning application.

As RVBC will be aware a covenant is in place dated 11.2.1994 to ensure that the "Community Public Open Space" remains usable for everyone living here and ensuring that local families and children have a recreation area to enjoy. The Sports Club are already showing their intent to develop commercially by the increased advertising around the playing field.

There is a vast array of wildlife, birds in the area and their habitats appear not to have been considered by the applicants and could be disturbed by the development.

There is a shortage of car parking available at the Sports Club and their visitors park on the footpath on the Rydings making it narrow for walkers and dogs and a single lane carriageway for horses and drivers.

The Sports Club presently have what they refer to as "temporary" dugout shelters and these have been used for several years now and have clearly been considered adequate by the Club - surely building solid brick dugouts directly next to the pitch line is a hazard for the players who are running at speed and sliding on what is often very wet ground so there is concern for player safety. The size of the proposed structures would accommodate many people perhaps offering spectators "shelter" from the weather rather than a "dugout".

I also note from the Planning application log that an objection has been lodged by Sport England because the application "is not considered to accord with any of the exceptions to our Playing Fields Policy or paragraph 99 of the NPPF".

For all of the above reasons I request that the planning application be denied.

[REDACTED]