From: Sent: To: Subject:

25 October 2023 16:01 Planning Planning Application No: 3/2023/0664

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## Re: Planning Application No: 3/2023/0664

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

# **FAO Emily Pickup**

To whom it may concern

We wish to object to the above planning application at The Rydings sports pitches Langho.

The size and scale of the proposed dugouts and the fact that they are of a permanent construction seems excessive in all respects for the needs of a local sports club.

The dimensions and construction of the proposed dugouts are more akin to two grandstands and greatly exceed the existing provision. These excessively large and permanent brick constructions would be detrimental to the appearance and future flexible use of this community recreational area, and would doubtless lead to, and encourage, further antisocial behaviour and littering of the surrounding area, particularly when not in use by the club.

It is rare in the Ribble Valley or surrounding boroughs that local or municipal sports pitches are provided with either temporary or permanent dugouts, and we note that there are no permanent dugouts on the club's Northcote Road pitches.

As such we would suggest that they are not essential for the continued use and enjoyment of the pitches by the club and its members.

We believe that there are various covenants on the land in question which protect this community's open space for recreational purposes of all types.

These large imposing structures would not only remove a significant amount of this open area, but also limit the future flexibility of use for different recreational activities.

Another concern of residents is that this area is a habitat for swifts, swallows, bats, tawny, little and barn owls which swoop and feed over the open pitches. We would suggest that such large, tall structures would be detrimental to this and other local wildlife.

We hope that the planning committee will take into account all relevant regulations covenants and legislation with regard to this community space when considering this application and we respectfully request that it is refused.



From: Sent: To: Subject: Attachments:

25 October 2023 15:40 Planning; Emily Pickup Planning Application: 3/2023/0664 (Langho Football Club - Dug Out) Dug Out Objection (03-2023-0664)\_AB.pdf; 23\_0664\_3rd\_party\_response\_ 191023.pdf

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Dear Sir / Madam,

Find attached my **objection** to the planning application above ... the letter also refers to another third party objection, already received by RVBC (191023); a copy of which is also attached.

This approach was agreed with Emily Pickup, as I fully support the objections raised in the initial document.



24 October 2023

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

**FAO Emily Pickup** 

Dear Sir / Madam,

RE: Application 03/2023/0664

I am writing to lodge my strong objection against the planning application above being given consent for the reasons stated in the letter on page one of the application: 230664 3rd party response 191023 (dated 17 October 2023). ... see attachment

In addition, there is a covenant in place to ensure the area remains usable and available to everyone living on the estate, as per Section 2(h) of the Section 52 Agreement.

The Transfer Deed, dated 11 February 1994, contains covenants not to use, or permit, or suffer the property to be used for any purpose other than recreation ... *this is recreation of any type*, <u>not just football</u>.

The planning application is therefore a disregard of the covenants put in place to protect this open space.





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

FAO Laura Eastwood

17 October 2023

**Dear Sirs** 

#### RE: Application 03/2023/0664

We are writing to lodge our strong objection against the planning application above being given consent on the following grounds:

1.

All the residents on the Rydings have the right to full use of the field for their leisure / recreational purposes.

Installing any type of commercial / permanent dug out is going against the terms of this covenant Applying to build a permanent structure on this field, is not only breaching **against the increase** of the field. We are already growing concerned at the increase of commercial advertising around this field.

Langho football club are fully aware of the covenant the Rydings hold on this land. In 2020 the Club made an application for a commercial all weather fenced pitch with flood lights. The covenant was brought to the councils attention and the application was declined.

We are concerned this application shows disregard for the covenant the Rydings hold on this land and what the land is actually intended for. I feel the football club are trying to become a commercial business and trying to bypass the rules of this covenant.

2. We are also very concerned about the effect on the blodiversity of the wildlife in this area. The planning application <u>does not</u> contain an **Ecological Appraisal Survey** as RVBC will be aware they

are bound by legislation Section 40 **The National Environment and Rurual Communities Act 2006** which states that *"every public authority must, in exercising it functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*".

- a. **SWIFTS** use this field for feeding. As you should be aware Swifts are in decline in Britain, by 53% since 1995 as reported by the British Trust for Ornithology in 2019. Main reason being given is the loss of habitat. Swifts are fully protected under UK and EC laws making it illegal to kill, harm them, damage their nests or habitat. By installing these permanent structures would not only cause a great deal of disruption but could also impact the population moving forward.
- **b. BARN OWLS** also use this field for feeding, they are considered endangered due to environment changes and loss of food.

TAWNEY OWLS also use this field to feed.

c. BATS live and feed around this field. Bats are protected under UK Law, the Conservation of Habitats and Species regulations (2017)\_which states "it makes it unlawful to kill, capture, injure or take a wild bat, to disturb a bat, or to damage or destroy a place used by a bat for breeding or resting (even if the bats are not there at the time). Also Wildlife and Countryside Act 1981, which states bats receive protection from obstruction of, and disturbance at, a place of shelter or protection.

The Applicant has stated on their application **NO** to question "Protected and priority species". The Applicant has failed to consider a Biodiversity Survey to consider the impact of 2 large brick built dug outs. Im concerned about the increase in noise intrusion a permanent structure would create, encouraging more people to use. The impact on the Swifts, bats and owls and other animals that frequent this field like badgers and deer.

- 3. I am extremely concerned about the level of noise we will be subjected to due to increase in traffic, particularly if use increases in the evenings.
- 4. We are also concerned about the increased levels of traffic entering / leaving The Dales.
  4. We are also concerned about the increased levels of traffic entering / leaving The Dales. The road out of our estate to the A59 has a pinch point, with increased traffic this brings higher risks of accidents. This also includes injury to horses that use this road, children, walkers and dogs.

We have previously had issues where football club visitors park on our main road going out of the estate as the clubs car park is insufficient. This has made it extremely dangerous when leaving or entering the estate. **Second Second Second Second** when leaving the estate because I was forced onto the wrong side of the road. Building permanent structures shows intention to increase use. Parking at the club is not sufficient and parking on the Rydings road is dangerous for car driver, horses, children and dogs.

The road to the club car park is unmaintained and currently is very pot holed. Increased traffic could cause additional deterioration to this road and damage to cars visiting the Sanctuary or Conkers Nursery.

The Club has not obtained consent from holders of the covenant The Rydings to change use of this field.

On all of the above grounds we feel that the planning application should be denied.



From: Sent: To: Subject: Attachments:

25 October 2023 15:33 Planning; Emily Pickup Planning Application: 3/2023/0664 (Langho Football Club - Dug Out) Dug Out Objection (03-2023-0664)\_SD.pdf; 23\_0664\_3rd\_party\_response\_ 191023.pdf

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Dear Sir / Madam,

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This approach was agreed with Emily Pickup, as I fully support the objections raised in the initial document.



24 October 2023

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

FAO Emily Pickup

Dear Sir / Madam,

RE: Application 03/2023/0664

I am writing to lodge my strong objection against the planning application above being given consent for the reasons stated in the letter on page one of the application: 230664 3rd party response 191023 (dated 17 October 2023).... see attachment

In addition, there is a covenant in place to ensure the area remains usable and available to everyone living on the estate, as per Section 2(h) of the Section 52 Agreement.

The Transfer Deed, dated 11 February 1994, contains covenants not to use, or permit, or suffer the property to be used for any purpose other than recreation ... *this is recreation of any type, <u>not just football</u>.* 

The planning application is therefore a disregard of the covenants put in place to protect this open space.



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

FAO Laura Eastwood

17 October 2023

**Dear Sirs** 

#### RE: Application 03/2023/0664

We are writing to lodge our strong objection against the planning application above being given consent on the following grounds:

1.	
	All the residents on the Rydings have the right to full use of the

field for their leisure / recreational purposes.

Installing any type of commercial / permanent dug out is going against the terms of this covenant **against the terms of this** Applying to build a permanent structure on this field, is not only breaching **against the increase** of the field. We are already growing concerned at the increase of commercial advertising around this field.

Langho football club are fully aware of the covenant the Rydings hold on this land. In 2020 the Club made an application for a commercial all weather fenced pitch with flood lights. The covenant was brought to the councils attention and the application was declined.

We are concerned this application shows disregard for the covenant the Rydings hold on this land and what the land is actually intended for. I feel the football club are trying to become a commercial business and trying to bypass the rules of this covenant.

2. We are also very concerned about the effect on the biodiversity of the wildlife in this area. The planning application <u>does not</u> contain an **Ecological Appraisal Survey** as RVBC will be aware they

are bound by legislation Section 40 **The National Environment and Rurual Communities Act 2006** which states that *"every public authority must, in exercising it functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*".

- a. SWIFTS use this field for feeding. As you should be aware Swifts are in decline in Britain, by 53% since 1995 as reported by the British Trust for Ornithology in 2019. Main reason being given is the loss of habitat. Swifts are fully protected under UK and EC laws making it illegal to kill, harm them, damage their nests or habitat. By installing these permanent structures would not only cause a great deal of disruption but could also impact the population moving forward.
- **b. BARN OWLS** also use this field for feeding, they are considered endangered due to environment changes and loss of food.

TAWNEY OWLS also use this field to feed.

c. BATS live and feed around this field. Bats are protected under UK Law, the Conservation of Habitats and Species regulations (2017)\_which states "it makes it unlawful to kill, capture, injure or take a wild bat, to disturb a bat, or to damage or destroy a place used by a bat for breeding or resting (even if the bats are not there at the time). Also Wildlife and Countryside Act 1981, which states bats receive protection from obstruction of, and disturbance at, a place of shelter or protection.

The Applicant has stated on their application **NO** to question "Protected and priority species". The Applicant has failed to consider a Biodiversity Survey to consider the impact of 2 large brick built dug outs. Im concerned about the increase in noise intrusion a permanent structure would create, encouraging more people to use. The impact on the Swifts, bats and owls and other animals that frequent this field like badgers and deer.

- 3. I am extremely concerned about the level of noise we will be subjected to due to increase in traffic, particularly if use increases in the evenings.
- 4. We are also concerned about the increased levels of traffic entering / leaving The Dales.
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We have previously had issues where football club visitors park on our main road going out of the estate as the clubs car park is insufficient. This has made it extremely dangerous when leaving or entering the estate. **Second Second Second Second** when leaving the estate because I was forced onto the wrong side of the road. Building permanent structures shows intention to increase use. Parking at the club is not sufficient and parking on the Rydings road is dangerous for car driver, horses, children and dogs.

The road to the club car park is unmaintained and currently is very pot holed. Increased traffic could cause additional deterioration to this road and damage to cars visiting the Sanctuary or Conkers Nursery.

The Club has not obtained consent from holders of the covenant The Rydings to change use of this field.

On all of the above grounds we feel that the planning application should be denied.



From: Sent: To: Subject: Contact Centre (CRM) <contact@ribblevalley.gov.uk> 25 October 2023 15:32 Planning Planning Application Comments - 3/2023/0664 FS-Case-557064851



Planning Application Reference No.: 3/2023/0664

### Address of Development: Langho Football Club

**Comments:** The application suggests that the proposed new dug outs are to replace the existing temporary shelters. I wish to point out that the proposals are not just a replacement but constitute a significant enhancement in terms of size and will be of a permanent rather than temporary nature. Sport England themselves have stated they are not necessary.

My major concern is that the football club are attempting to slowly upgrade the football facilities and will eventually exclude the recreational use of much of this land by local residents of the Rydings which is against its covenanted purpose.

From: Sent: To: Subject: Attachments:

25 October 2023 15:28 Planning; Emily Pickup Planning Application: 3/2023/0644 (Langho Football Club - Dug Out) Dug Out Objection (03-2023-0664)\_AC.pdf; 23\_0664\_3rd\_party\_response\_ 191023.pdf

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Dear Sir / Madam,

Find attached my **objection** to the planning application above ... the letter also refers to another third party objection, already received by RVBC (191023); a copy of which is also attached.

This approach was agreed with Emily Pickup, as I fully support the objections raised in the initial document.



24 October 2023

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

**FAO Emily Pickup** 

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Dear Sir / Madam,

RE: Application 03/2023/0664

I am writing to lodge my strong objection against the planning application above being given consent for the reasons stated in the letter on page one of the application: 230664 3rd party response 191023 (dated 17 October 2023). ... see attachment.

In addition, there is a covenant in place to ensure the area remains usable and available to everyone living on the estate, as per Section 2(h) of the Section 52 Agreement.

The Transfer Deed, dated 11 February 1994, contains covenants not to use, or permit, or suffer the property to be used for any purpose other than recreation ... *this is recreation of any type, <u>not</u> just football*.

The planning application is therefore a disregard of the covenants put in place to protect this open space.





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

FAO Laura Eastwood

17 October 2023

**Dear Sirs** 

#### RE: Application 03/2023/0664

We are writing to lodge our strong objection against the planning application above being given consent on the following grounds:

1. All the residents on the Rydings have the right to full use of the

field for their leisure / recreational purposes.

Installing any type of commercial / permanent dug out is going against the terms of this covenant **against the terms of this applying to build a permanent structure on this field, is not only breaching against the increase of the field.** We are already growing concerned at the increase of commercial advertising around this field.

Langho football club are fully aware of the covenant the Rydings hold on this land. In 2020 the Club made an application for a commercial all weather fenced pitch with flood lights. The covenant was brought to the councils attention and the application was declined.

We are concerned this application shows disregard for the covenant the Rydings hold on this land and what the land is actually intended for. I feel the football club are trying to become a commercial business and trying to bypass the rules of this covenant.

2. We are also very concerned about the effect on the biodiversity of the wildlife in this area. The planning application <u>does not</u> contain an **Ecological Appraisal Survey** as RVBC will be aware they

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The Club has not obtained consent from holders of the covenant The Rydings to change use of this field.

On all of the above grounds we feel that the planning application should be denied.



From: Sent: To: Subject:

25 October 2023 14:37 Planning Planning application number: 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.

Planning application number: 3/2023/0664 Grid Ref: 369072 434193 Proposal: Construction of two dugout shelter buildings to replace the e dusting temporary shelters Location: Langho Sports and Social Club, Dewhurst Road, Langho, BB6 8AF

I'm emailing in regard to the above planning application.

I feel strongly about the impact this planning application will have on the open space & recreational area that is currently available.

All residents on the estate have a covenant in place to ensure the 'Community Public Open Space' remains usable and available for everyone living on the estate, as per Section 2(h) of the Section 52 Agreement. This has been disregarded with the planning application.

The dugouts will be overbearing and are not essential. There are currently 2 smaller dugouts already in place. The newly proposed dugouts would not keep the feel of the neighbourhood. They are excessively large or out-of-character with the green space on which they plan to build on.

I would like to preserve local aesthetics and

protect the visual charm of the neighbourhood from unsuitable and unnecessary developments.

The open space is protected and should not be built on to benefit just the football club.



From: Sent: To: Subject:

25 October 2023 09:36 planning@ribblevalley.co.uk Planning Application no 3/2023/0664 Grid Ref: 369072 434193

I strongly object to the above application for the construction of permanent structures on Common land. I object on the following gounds.

Firstly as I've stated this land is common land and does not belong to Langho Football Club. Thus it would breaking and disregardng covenants put in place to protect this open space.

Secondly structures of this type lead to unwanted nefarious activity and "Hanging Out" places for youths. Thirdly the to covenants were put in place to permit the use of this land for all types of recreation not just football. Members of the club are constantly tell users not to play on the football areas which is totally contrary to these covenants..

If this application is permitted it will be the Thin End of the Wedge with regard to more and more applications by Langho Football Club for further larger plans in the future.



From:	
Sent:	25 October 2023 13:54
То:	Planning
Subject:	Objection to Planning Application Number 3/2023/0664 construction of two dug out shelters at Langho Sports and Social Club
Importance:	High

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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.

Planning Application Number: 3/2023/0664

Grid Ref: 369079 434154

Proposal: Erection of two permanent dugout shelter buildings from red brick each measuring 5.43m length x 1.79m width x 2.4217m height to replace existing removable shelters Location: Langho Sports and Social Club, Dewhurst Road, Langho, BB6 8AF

I object to the above application on the grounds that I believe it breaches the covenants in place over this land.

The Transfer Deed between and Ribble Valley Borough Council dated 11 February 1994 contains covenants stating "will not use or permit or suffer the Property to be used for any purpose other than recreation". This is recreation of any type and not just football.

In addition, the 23 April 1990 agreement under Section 52 of the Town and Country Planning Act between Ribble Valley Borough Council and **Section 2010** has a covenant in place to ensure that this Community Public Open Space remains usable and available for residents.

The proposed erection of two permanent red brick structures would permanently remove 19.44 square meters of this covenanted Community Public Open Space from its covenanted purpose of providing space for recreation of all types. For context, the current removable dug outs have a footprint of only 2.28 square meters each.

Langho Sports and Social Club continue to demonstrate a disregard for the legally binding covenants over this land.

I also question the safety of such a large red brick building for the footballers themselves being in such proximity to the playing surface, the practicality of actually seeing the pitch from dug outs which are solid brick on each side and the risk of such structures attracting undesirable behaviour to the area, particularly in the evenings. In addition, such permanent red brick structures of this magnitude are not compatible with this open green space's beauty and bio diversity.

The application should be rejected.



From: Sent: To: Subject: Attachments:

24 October 2023 17:40 Planning FAO Emily Pickup objection letter oct 23.docx

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Emily

Many thanks for your time earlier, I really appreciate it. Please find attached my objection letter as mentioned.

I would be really grateful if you could you let me know you have received it and that it will be added to the others for consideration during the planning committee process.

Please let me know if you require any further details

Kind regards


Ms E. Pickup Planning Department Ribble Valley Borough Council Council Offices Church Walk Clitheroe BB7 2RA

24th October 2023

Ref: 3/2023/0664

## OBJECTION TO PLANNING APPLICATION 3/2023/0664 - CONSTRUCTION OF TWO DUGOUT SHELTER BUILDINGS TO REPLACE THE EXISTING TEMPORARY SHELTERS. - LANGHO SPORTS AND SOCIAL CLUB, DEWHURST ROAD, LANGHO, BB6 8AF

Dear Ms Pickup

I am writing to object to the above proposal for the following reasons:

1) The proposed application goes totally against both the lease the club have with RVBC and the covenants which affect the land and which have been put in place to protect this space.

2) The size of the proposed structures measure over 10 metres in length with a proposed gap between of up to 5 metres. There is no information given on the application as to how they plan on securing these structures in terms of depth of foundations/ size of footings which will inevitably make the area being lost to other use even bigger. These brick built structures are apparently to replace existing ones, however the current ones can be moved, are much smaller and are of a clear material.

3) We have been told that the football club "need" these permanent structures to enable them to move into a different, better organised league. However, having looked into the requirements from the league they are looking to enter, this simply is not the case and the following has been taken directly from the West Lancashire leagues website in regards to 'technical areas'

## Portable trainers boxes are permitted and must be securely fixed when in use.

This lack of honesty and transparency from the club as to why they actually want rather than need the dugouts is concerning.

4) to the football pitch and broken beer bottles, plastic bottles and other rubbish which is

concern is that these new covered structures will give a hidden place to encourage anti social behaviour and loitering when not being used during a football match.

5) The covenant on the land specifically requires Wilpshire Parish Council to be a consulted yet they have not been consulted by the planning department or the applicant.

For the above reason, we recommend that the planning application be denied.

Yours sincerely



Contact Centre (CRM) <contact@ribblevalley.gov.uk> 24 October 2023 17:44 Planning Planning Application Comments - 3/2023/0664 FS-Case-556818718



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 object to the above proposal for the following reasons:

1) The proposed application goes totally against both the lease the club have with RVBC and the covenants which affect the land and which have been put in place to protect this space.

2) The size of the proposed structures measure over 10 metres in length with a proposed gap between of up to 5 metres. There is no information given on the application as to how they plan on securing these structures in terms of depth of foundations/ size of footings which will inevitably make the area being lost to other use even bigger. These brick built structures are apparently to replace existing ones, however the current ones can be moved, are much smaller and are of a clear material.

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Portable trainers' boxes are permitted and must be securely fixed when in use.

This lack of honesty and transparency from the club as to why they actually want rather than need the dugouts is concerning.

4) the football pitch and the source of broken beer bottles, plastic bottles and other rubbish which is the source of big concern is that these new covered structures will give a hidden place to encourage anti social behaviour and loitering when not being used during a football match.

5) The covenant on the land specifically requires Wilpshire Parish Council to be a consulted yet they have not been consulted by the planning department or the applicant.

For the above reason, we recommend that the planning application be denied.

Yours sincerely

Contact Centre (CRM) <contact@ribblevalley.gov.uk> 24 October 2023 18:47 Planning Planning Application Comments - 3/2023/0664 FS-Case-556831152



Planning Application Reference No.: 3/2023/0664

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

Comments: The Section 52 agreement (694 - AGREEMENT DATED 23RD APRIL 1990 RVBC AND

binds the whole site of The Rydings and The Dales Housing Development to the subject of the Planning Application as a Community Public Open Space see covenants at 2(h) of the Agreement.

The Transfer Deed dated 11 February 1994 which transferred the **second second second second** RVBC also contains covenants not to use or permit or suffer the Property to be used for any purpose other than recreation.

The application to build permanent structures solely pertaining to the direct and single use for football matches totally disregards the covenant that sets out the use of the land for recreation of any type. Building structures that now or in the future hinder or deter recreational use of any type on the covenant land must not be allowed.

This is a blatant disregard by Langho Football Club for this planning application which is slowly but surely pushing out the use of the playing field for recreation to the sole use as a football field; not everyone can or wants to play football.

Is this application supported by Sport England under the National Playing Field Policy that prevents the unjustified loss of playing fields? The following reference is taken from Sport England's policy and associated guidance on planning applications affecting playing fields.

"Development that would lead to the loss of all or part of a playing field, or that would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for people to take part in sport and be active. Government and Sport England recognise the wider importance of sport and physical activity to the health, social and economic wellbeing of society. Sport England's playing fields policy therefore seeks to safeguard the interests of sport and this will inform its assessment of any related planning application."

Wilpshire Parish Council are a named custodian of the land covered by the covenant and have not been formally made aware of this application.

The following statement from the club freely admits that the current dugouts are a problem; erecting larger buildings creating more of a hiding place would only make the problem worse. "Unfortunately, the problem (rubbish on the playing field) is compounded by groups of youths coming drinking in the dugouts and people sitting on the decking during the daytime having lunch and leaving their rubbish".

The application is contrary to the adopted development plan, Sport England's policy and does not achieve sustainable development.

Planning permission must therefore be refused.

Contact Centre (CRM) <contact@ribblevalley.gov.uk> 24 October 2023 19:16 Planning Planning Application Comments - 3/20233/0664 FS-Case-556834727



Planning Application Reference No.: 3/20233/0664

Address of Development: Langho Football club planning application

**Comments:** HI, i would like to formally object to the two large permanent red brick dugout buildings that have been proposed on our community open space. The permanent structures will not be in keeping with the environment and would be disproportionate and unsightly to what is currently being provided. The facility is not a necessity to the local community, but will be a permanent structure for outside visitors that blights the landscape and goes against the open space edict that was initially intended when the covenant on the land was established.

24 October 2023 19:54 Planning Planning Application No 3/2023/0664

A External Email

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Ref Application No 3/2023/0664

## Grid Ref :369072 434193

Proposal : Construction of two dugout shelter buildings to replace the existing temporary shelters. At the Langho Sports & Social Club.

FAO Emily Pickup

**Dear Emily** 

have received notification that an application has been made to replace the temporary shelters with a new permanent larger red brick structure in the Langho FC. We have concerns that the new structures will no doubt take up a lot of the open space which has been specially designated as an area for "recreational use"

We have **a set of the development was indeed the open** spaces and the assurance that it would always be available for the residents and visitors.

By building a new permanent structure this would in our opinion be at the detriment of the community and it's right under our covenant to have full access to the "recreational " space .

Yours sincerely



24 October 2023 20:15 Planning Application Ref: 3/2023/0664

## ▲ External Email

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**FAO Emily Pickup** 

I wish to object to the above planning application to replace two existing removable dug outs for larger permanent red brick buildings.

The reasons for my objection are as follows

- transfer deed dated 11.2.94 contains covenants that the land is "not to use or permit of suffering the property to be used for any purpose other than recreation ". This is recreation of any type and is not just football. Granting permission would put the council in contravention of a deed that they had signed.

All residents on the estate have a covenant in place to ensure that the Community public open space remains usable and available for everyone living here as per section 2(h) of the section 52 agreement.

- the size of these dugouts will be significantly larger than the current portable ones and would reduce the covenanted community space by 19.44m2.

- as an aside the current temporary dugouts are rarely used and it seems a nonsense to now build something that will not be used.

- these buildings will impact massively on mine and many others use and enjoyment of the space we have and is another reason for my objection.



Sent from my iPad