Contact Centre (CRM) <contact@ribblevalley.gov.uk> 25 October 2023 20:46 Planning Planning Application Comments - 3/2023/0664 FS-Case-557142201



Planning Application Reference No.: 3/2023/0664

Address of Development: Dewhurst Road Langho

Comments: I wish to object to the above planning application.

As a resident of **sector and** have a covenant in place to ensure the Community Open Space remains usable and available to everyone living on the estate.

I maintain that this planning application disregards the covenant that protects this open space.

I note Sports England objects to this application.

Contact Centre (CRM) <contact@ribblevalley.gov.uk> 25 October 2023 21:10 Planning Planning Application Comments - 3/2023/0664 FS-Case-557144738



Planning Application Reference No.: 3/2023/0664

Address of Development: Dewhurst Road Langho

Comments: I strongly object to this application for a number of reasons. Firstly it is in complete disregard to the covenant put in place to protect our valuable open space.

Secondly, the area, whilst used for football on some weekends in winter, is available for many other uses during summer and weekdays. Any type of permanent structure may well curtail other activities.

This currently is a well used space, a safe place where children from the estate can go to play. The introduction of permanent dug out buildings may well become a source of anti social behaviour with all the associated problems.

25 October 2023 21:31 Planning Planning App No: 3/2023/0664

▲ External Email

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FAO Ms E Pickup

Planning Application Number: 3/2023/0664 Grid Ref: 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 are emailing to submit our objection to

the above planning application. The proposed buildings would clearly contravene the covenant which is in place ensuring that this area remains a community public open space. Any permanent structure would clearly reduce this space for the many residents who wish to use it. The covenant's purpose is to provide space for recreation of all types and the proposed plan would limit the recreation to only football and for local teams i.e. not for the general benefit of the local community for whom it is intended.

We also believe that the plan would be detrimental to the look of the recreation area and is likely to attract antisocial behaviour as it will provide potential shelter and a place for people to congregate well away from eyeshot. At present, there isn't a great deal of care taken by the club to ensure that the recreation area is litter free and a structure as in the proposal will only exacerbate this.

We also believe that the club's intention is to use this application as a starting point for future development of the area aimed for club use only where residents would be discouraged from using it or having access to it. If the purpose of the dugouts is aimed at the club's ambition to progress through the leagues. then this is surely intended at adults playing football who probably do not live on the estate and would have to travel here to use it. This would place extra stress and wear and tear on the roads nearby as well as adding to the parking issues evident on match days.

We are very concerned that it is the club's intention to permanently change this site for their own use as shown by their previous application some three years ago for a 4G sports pitch. As they must be fully aware of this covenant following this failed application, they are showing clear intent for permanently changing the site and reducing its use for the local community in clear contravention of the spirit of the covenant.

Yours faithfully



Contact Centre (CRM) <contact@ribblevalley.gov.uk> 25 October 2023 21:34 Planning Planning Application Comments - 3/2023/0664 FS-Case-557146586



Planning Application Reference No.: 3/2023/0664

Address of Development: Langho Football Club Dewhurst Road Off Longsight Road (A59) Langho Blackburn BB6 8AF

Comments: Langho FC have applied to replace the existing and removable dugouts with 2 significantly larger and permanent red brick dugout buildings, each measuring 5.43c.m long x 1.79m wide x2.42 high

These permanent red brick structures would permanently remove 19.44m2 of our covenanted Community Public Open Space from its covenanted purpose of providing space for recreation of all types. For context the current removable dugouts have a footprint of only circa 2.28cm2 each

for everyone living here, as per Section 2(h) of the section 52 Agreement

The Transfer Deed dated 11.02.1994 contains covenants not to use or permit or suffer the Property to be used for any other purpose other than recreation. That is recreation of any kind not just football. This is contrary to the clubs intention of discouraging residents fro using the are in the future

Contact Centre (CRM) <contact@ribblevalley.gov.uk> 25 October 2023 21:38 Planning Planning Application Comments - 3/2023/0664 FS-Case-557147087



Planning Application Reference No.: 3/2023/0664

Address of Development: Langho football club Dewhurst road Off Longsight road (off a59) Langho Blackburn BB6 8AF

Comments: The Permian red brick structure is not permitted under the transfer deed 11 th February 1994 as the area is not just for football . The red brick structure would only be used by by teams playing football and is so is

25 October 2023 21:51 Planning Planning application number : 3/2023/0664

A External Email

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Grid ref : 369072 434193

Proposal: construction of two dugout shelter buildings to replace the existing temporary shelters Location : Langho Sports & Social Club, Dewhurst Rd , Langho, BB6 8AF

FAO : Emily Pickup

I wish to protest in the strongest possible terms re Langho Football Club trying to push the two totally unsuitable dug outs without any consultation with any residents

We the residents have a covenant in place to ensure all the residents have an equal opportunity to use any / all of the land for any recreational purpose, not just football The dug outs are of no use to us, the red brick will stand out like a sore thumb You can be sure certain individuals will find other uses to hide inside the buildings at night

I feel the football club has the idea to work their way up the adult league, which require plans which are too large for the existing site The younger end should be encouraged rather than the adult leagues, the site is ideal for them, plus the existing dugouts are fine for them

In view of all of the above please turn the application down

Regards





Contact Centre (CRM) <contact@ribblevalley.gov.uk> 25 October 2023 22:06 Planning Planning Application Comments - 3/2023/0664 FS-Case-557151173



Planning Application Reference No.: 3/2023/0664

Address of Development: Langho Football Club Dewhurst Road Off Longsight Road (A59) Langho Blackburn BB6 8 AF

Comments: Langho FC have applied to replace the existing removable dugouts with 2 far bigger permanent red brick buildings each measuring 5,43m long x 2.79m wife x 2.42m high

These permanent buildings would permanently remove 19.44m'2 of our covenanted community public space from its covenanted purpose of providing space for recreation of all types. The current removable dugouts take only 2.28m2 each

All residents on the estate have have a covenant in place to ensure the community public open space remains usable and available for all residents as per section 2 (h) of the section 52 Agreement

The transfer deed dated 11th February 1994 contains covenants not to use of permit or suffer the property to be used for any purpose other than recreation. That is recreation of any kind, not just football. This is contrary to the clubs intention of discouraging residents from using the area in the future

25 October 2023 19:10 Planning Application: 3/2023/0664

A 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 Ribble Valley Planning Department,

We wish to strongly object to the proposed planning request by Langho Football Club, in which they seek to replace their existing removable dugouts with two significantly larger permanent red brick dugout buildings.

Covenants were put in place to protect this open space and recreational area, for the benefit of the local community, and we feel this development is at odds with this!

The Transfer Deed, dated 11th February 1994, contains covenants which indicate that the area in question should not be permitted, or suffer the area to be used for any purpose other than recreation: i.e. recreation of any type, not just football!

We strongly suspect that this is yet another effort, by Langho Football Club, to obtain planning permission for a permanent building on this greenbelt land!

Yours faithfully,



25 October 2023 18:48 Planning Re: Objection: Planning Application 3/2023/0664, Langho Sports & Social Club

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With images as cannot be submitted within the portal.



E L

NX TRUE

Sent from my iPhone

> On Oct 25, 2023, at 18:39,

wrote:

> >

> Dear Emily Pickup

> (Ribble Valley Planning - also submitted via portal)

> I would like to register my objection to the planning application from Langho Sports & Social Club to erect permanent 'dugout' shelters on the playing field on The Rydings. My reasons are stated below:

> and a party to a covenant that restricts the land use to that of our recreation. I believe the siting of permanent structures on the land will prohibit wider use as a recreational facility. Whilst the club currently lease the land for football use, by placing permanent brick structures in such a position they are causing a permanent obstruction for other use. The brick structure would also be a safety hazard for other recreational use. On this ground to preserve our covenant, RVBC should not grant planning or landlord permission for the permanent structures.

> Approximately 5 years ago the club placed the second hand small Perspex temporary structures onto the field for use as dugouts. The dugouts were not in a good state of repair when first placed and are not retained in good condition (image attached). Rubbish is frequently left within the shelters, when raised with the club, the club acknowledged their use by "local youths" and function club users (image of their response attached). I have concerns that any such brick structure would only encourage increased anti-social use, again inhibiting use of the playing field by recreational users, including

> I understand the club is submitting this application as start of a phased approach, to develop the land with a boundary fence and increased advertising hoardings, in effect closing the pitch to their use. Whilst under planning rules this may be acceptable I am concerned that any approval of a permanent structure would ease their future applications in a 'creep' approach, showing a disregard for a key neighbourhood facility and the planning process. As residents our children do not have access to council facilities such as parks, as we are restricted by the A59. The access to this neighbourhood playing field should be preserved in its open state.

> The club is good for junior football development, but these plans are for the needs of adults not children. If the club has plans for adult football development they need to recognise the limitations of their Rydings site and look to their other land - at Northcote perhaps, for development.

> The current disregard of the club towards residents of The Rydings is unfortunate. I am sure the council are aware of a previous application for a large 4G structure on the land that was fortunately refused. The club sought to gain approval during Covid when it was difficult for the community to engage. Instead of learning this time and seeking to engage with their neighbours, and holders of the restrictive covenant, they have submitted their application without any contact.

> Please could I also ask the Council respond as to whether any permission is required and has been provided for the existing large advertising signage that has been placed on the building and fields, effectively renaming it as Conkers Arena, and advertising of a business. Images also attached.

> Yours Sincerely



From: Sent: To:

Subject:

25 October 2023 18:47 Planning Planning application 3/2023/0664

A 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.

I would like my objection to the above planning application notfor the following reasons

- There is a covenant on the land, on which the construction is proposed, which grants enjoyment to the residents. The proposed permanent construction will interfere with this enjoyment by creating a building which is much larger than what is there currently, is out of keeping with the area and create a space for people to congregate and engage in anti social behaviour.
- 2) The applicant does not own the land and is a tenant. Has the council, as land owner, approved the proposed permanent construction? If approval has been granted can the council assure residents that this is not a breach of the covenant?
- 3) What is the exit strategy for when the tenant no longer needs to use the land? The proposed permanent construction will need to be demolished and the land returned to its original condition. As the council is the land owner, presumably this cost will need to be funded by them and the taxpayer?
- 4) There is no need for a permanent construction. Temporary structures have been in place and, if maintained properly, should satisfy the needs of the club. I would have no objection to new temporary structures, if of a similar design, size, shape and location.
- 5) There is no sporting need for the proposed permanent construction. Sports England is not supporting the application. The club needs to recognise the limitations of the site and respect the rights of the residents. If the club has greater ambitions then it should relocate to a site that is more suitable.
- 6) There has been no meaningful consultation with residents. The club has met with a couple of residents but it is alleged that the club has not been open and honest with them about the size of the proposed permanent construction and its future plans for the site.

Contact Centre (CRM) <contact@ribblevalley.gov.uk> 25 October 2023 18:43 Planning Planning Application Comments - 3/2023/0664 FS-Case-557124146



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 register my objection to the planning application from Langho Sports & Social Club to erect permanent 'dugout' shelters on the playing field on The Rydings. My reasons are stated below:

I am party to a covenant that restricts the land use to that of our recreation. I believe the siting of permanent structures on the land will prohibit wider use as a recreational facility. Whilst the club currently lease the land for football use, by placing permanent brick structures in such a position they are causing a permanent obstruction for other use. The brick structure would also be a safety hazard for other recreational use. On this ground to preserve our covenant, RVBC should not grant planning or landlord permission for the permanent structures.

Approximately 5 years ago the club placed the second hand small Perspex temporary structures onto the field for use as dugouts. The dugouts were not in a good state of repair when first placed and are not retained in good condition (image attached). Rubbish is frequently left within the shelters, when raised with the club, the club acknowledged their use by "local youths" and function club users (image of their response attached). I have concerns that any such brick structure would only encourage increased anti-social use, again inhibiting use of the playing field by recreational users, including my children.

I understand the club is submitting this application as start of a phased approach, to develop the land with a boundary fence and increased advertising hoardings, in effect closing the pitch to their use. Whilst under planning rules this may be acceptable I am concerned that any approval of a permanent structure would ease their future applications in a 'creep' approach, showing a disregard for a key neighbourhood facility and the planning process. As residents applications do not have access to council facilities such as parks, as we are restricted by the A59. The access to this neighbourhood playing field should be preserved in its open state.

The club is good for junior football development, but these plans are for the needs of adults not children. If the club has plans for adult football development they need to recognise the limitations of their Rydings site and look to their other land - at Northcote perhaps, for development.

The current disregard of the club towards residents of The Rydings is unfortunate. I am sure the council are aware of a previous application for a large 4G structure on the land that was fortunately refused. The club sought to gain approval during Covid when it was difficult for the community to engage. Instead of learning this time and seeking to engage with their neighbours, and holders of the restrictive covenant, they have submitted their application without any contact.

Please could I also ask the Council respond as to whether any permission is required and has been provided for the existing large advertising signage that has been placed on the building and fields, effectively renaming it as Conkers Arena, and advertising of a business. Images also attached.

Contact Centre (CRM) <contact@ribblevalley.gov.uk> 25 October 2023 18:43 Planning Planning Application Comments - 3/2023/0664 FS-Case-557124146



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 register my objection to the planning application from Langho Sports & Social Club to erect permanent 'dugout' shelters on the playing field on The Rydings. My reasons are stated below:

covenant that restricts the land use to that of our recreation. I believe the siting of permanent structures on the land will prohibit wider use as a recreational facility. Whilst the club currently lease the land for football use, by placing permanent brick structures in such a position they are causing a permanent obstruction for other use. The brick structure would also be a safety hazard for other recreational use. On this ground to preserve our covenant, RVBC should not grant planning or landlord permission for the permanent structures.

Approximately 5 years ago the club placed the second hand small Perspex temporary structures onto the field for use as dugouts. The dugouts were not in a good state of repair when first placed and are not retained in good condition (image attached). Rubbish is frequently left within the shelters, when raised with the club, the club acknowledged their use by "local youths" and function club users (image of their response attached). I have concerns that any such brick structure would only encourage increased anti-social use, again inhibiting use of the playing field by recreational users, including my children.

I understand the club is submitting this application as start of a phased approach, to develop the land with a boundary fence and increased advertising hoardings, in effect closing the pitch to their use. Whilst under planning rules this may be acceptable I am concerned that any approval of a permanent structure would ease their future applications in a 'creep' approach, showing a disregard for a key neighbourhood facility and the planning process. As residents do not have access to council facilities such as parks, as we are restricted by the A59. The access to this neighbourhood playing field should be preserved in its open state.

The club is good for junior football development, but these plans are for the needs of adults not children. If the club has plans for adult football development they need to recognise the limitations of their Rydings site and look to their other land - at Northcote perhaps, for development.

The current disregard of the club towards residents of The Rydings is unfortunate. I am sure the council are aware of a previous application for a large 4G structure on the land that was fortunately refused. The club sought to gain approval during Covid when it was difficult for the community to engage. Instead of learning this time and seeking to engage with their neighbours, and holders of the restrictive covenant, they have submitted their application without any contact.

Please could I also ask the Council respond as to whether any permission is required and has been provided for the existing large advertising signage that has been placed on the building and fields, effectively renaming it as Conkers Arena, and advertising of a business. Images also attached.

Contact Centre (CRM) <contact@ribblevalley.gov.uk> 25 October 2023 18:42 Planning Planning Application Comments - S/2023/0664 FS-Case-557123703



Planning Application Reference No.: S/2023/0664

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

Comments: I would like my objection to the above planning application notfor the following reasons

1) There is a covenant on the land, on which the construction is proposed, which grants enjoyment to the residents. The proposed permanent construction will interfere with this enjoyment by creating a building which is much larger than what is there currently, is out of keeping with the area and create a space for people to congregate and engage in anti social behaviour.

2) The applicant does not own the land and is a tenant. Has the council, as land owner, approved the proposed permanent construction? If approval has been granted can the council assure residents that this is not a breach of the covenant?

3) What is the exit strategy for when the tenant no longer needs to use the land? The proposed permanent construction will need to be demolished and the land returned to its original condition. As the council is the land owner, presumably this cost will need to be funded by them and the taxpayer?

4) There is no need for a permanent construction. Temporary structures have been in place and, if maintained properly, should satisfy the needs of the club. I would have no objection to new temporary structures, if of a similar design, size, shape and location.

5) There is no sporting need for the proposed permanent construction. Sports England is not supporting the application. The club needs to recognise the limitations of the site and respect the rights of the residents. If the club has greater ambitions then it should relocate to a site that is more suitable.

6) There has been no meaningful consultation with residents. The club has met with a couple of residents but it is alleged that the club has not been open and honest with them about the size of the proposed permanent construction and its future plans for the site.

From:	
Sent:	
To:	
Cc:	
Subject	:

25 October 2023 18:39 Planning

Objection: Planning Application 3/2023/0664, Langho Sports & Social Club

▲ 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.

Dear Emily Pickup

(Ribble Valley Planning - also submitted via portal) I would like to register my objection to the planning application from Langho Sports & Social Club to erect permanent 'dugout' shelters on the playing field on The Rydings. My reasons are stated below:

covenant that restricts the land use to that of our recreation. I believe the siting of permanent structures on the land will prohibit wider use as a recreational facility. Whilst the club currently lease the land for football use, by placing permanent brick structures in such a position they are causing a permanent obstruction for other use. The brick structure would also be a safety hazard for other recreational use. On this ground to preserve our covenant, RVBC should not grant planning or landlord permission for the permanent structures.

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I understand the club is submitting this application as start of a phased approach, to develop the land with a boundary fence and increased advertising hoardings, in effect closing the pitch to their use. Whilst under planning rules this may be acceptable I am concerned that any approval of a permanent structure would ease their future applications in a 'creep' approach, showing a disregard for a key neighbourhood facility and the planning process. As residents do not have access to council facilities such as parks, as we are restricted by the A59. The access to this neighbourhood playing field should be preserved in its open state.

The club is good for junior football development, but these plans are for the needs of adults not children. If the club has plans for adult football development they need to recognise the limitations of their Rydings site and look to their other land - at Northcote perhaps, for development.

The current disregard of the club towards residents of The Rydings is unfortunate. I am sure the council are aware of a previous application for a large 4G structure on the land that was fortunately refused. The club sought to gain approval during Covid when it was difficult for the community to engage. Instead of learning this time and seeking to engage with their neighbours, and holders of the restrictive covenant, they have submitted their application without any contact.

Please could I also ask the Council respond as to whether any permission is required and has been provided for the existing large advertising signage that has been placed on the building and fields, effectively renaming it as Conkers Arena, and advertising of a business. Images also attached.

Yours Sincerely

