

[REDACTED]

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**From:**

**Sent:**

25 October 2023 13:22

**To:**

Planning

**Subject:**

Planning app no 3/2023/0664. FAO Emily Pickup



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 am writing to confirm that I have today registered an objection to the above Planning application by adding "Comments" detailing my reasons via your Planning portal

I trust that I will receive an acknowledgement of receipt from yourselves

Regards



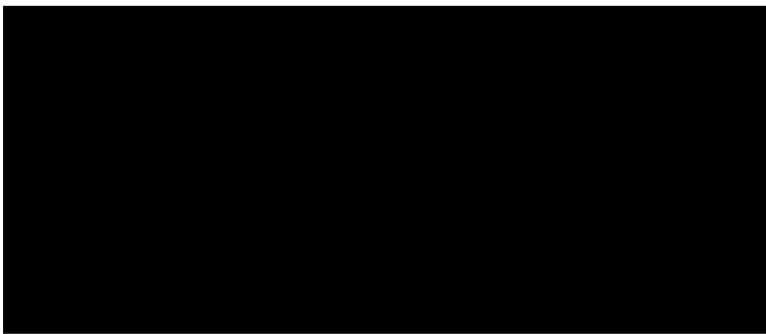
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[REDACTED]

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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. Our property holds a covenant over the above mention land that restricts the use of this land **for recreational purpose only**. 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 and we have not given the Applicant consent to make these changes.

Applying to build a permanent structure on this field, is not only breaching our covenant but alluring to the clubs plans to increase use 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 does not contain an **Ecological Appraisal Survey** as RVBC will be aware they are bound by legislation Section 40 The National Environment and Rural Communities Act 2006 which states that *“every public authority must, in exercising its 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. As a resident I have experienced a lot of near misses from traffic exiting 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. Previously I was nearly hit head on when leaving the estate because I was forced onto the wrong side of the road.

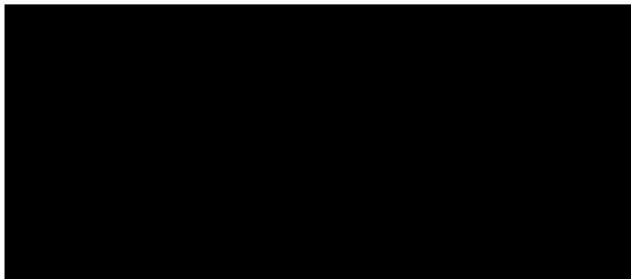
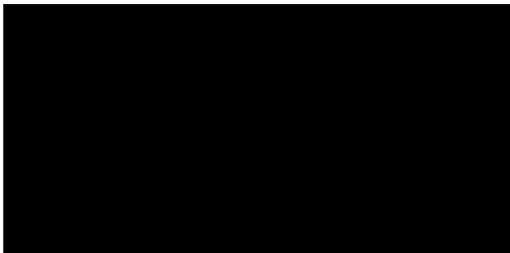
Building permanent structures shows intention to increase use. Parking at the club is not sufficient and parking on the Rydings road is dangerous for car driver, horses, children and dogs.

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.

Yours sincerely





AND  
SCHEDULE  
TRANSFER OF PART OF FREEHOLD LAND

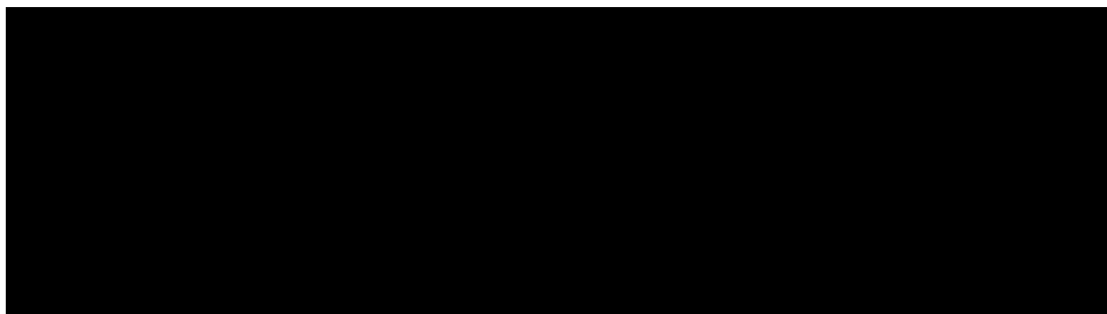
TY & DISTRICT

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DATE



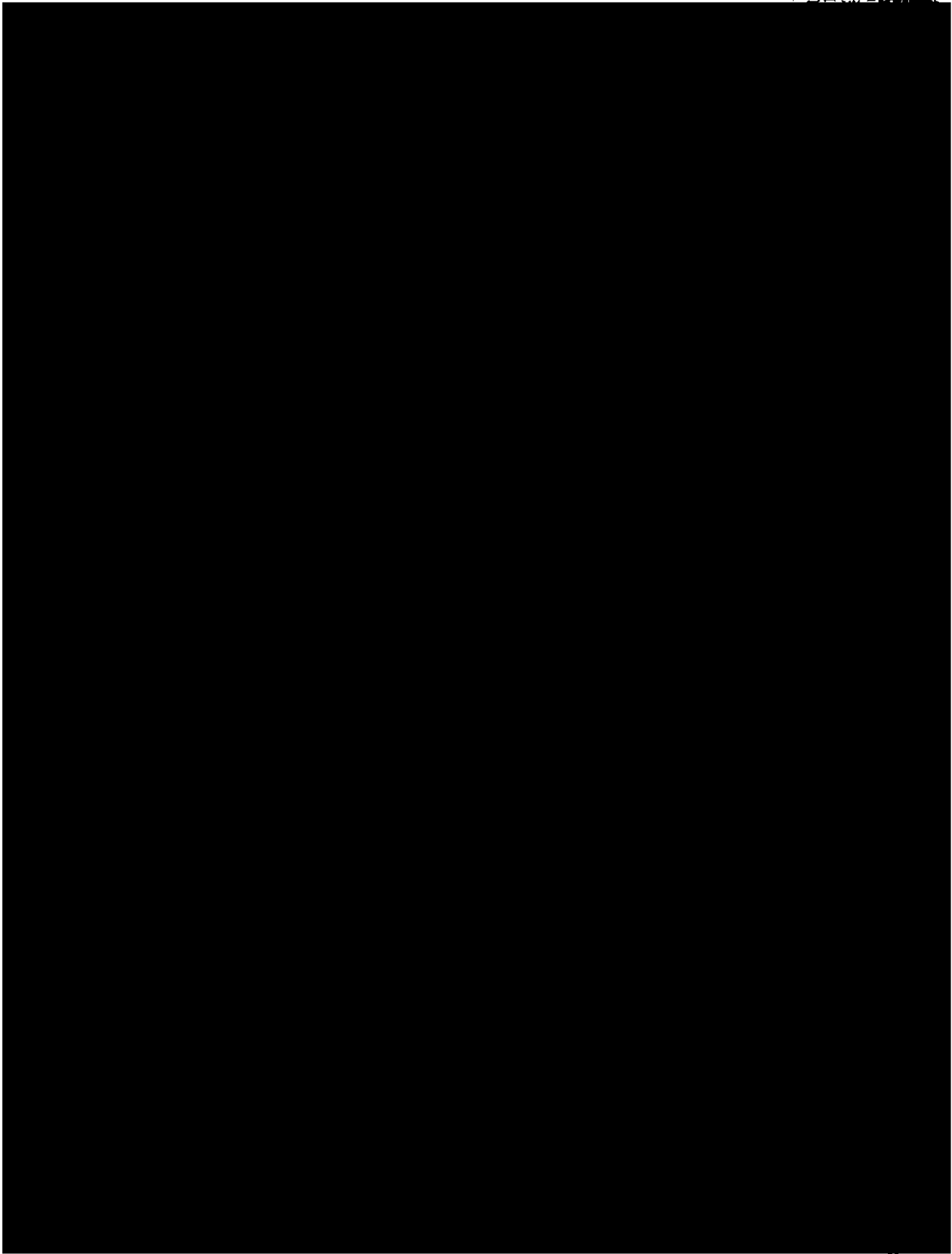
edged yellow on the plan annexed hereto ("the Plan") the  
buildings erected thereon or on some part or parts thereof ("the Property")  
TOGETHER WITH the rights set out in Part I of the Schedule EXCEPT  
AND RESERVING the rights set out in Part II of the Schedule

FOR the benefit of the whole and every  
part hatched purple on the Plan ("the") the  
whole and every part of the Property the Council hereby with the  
Transferor that it the Council and its successors in title will not use or permit or  
offer the Property to be used for any purpose other than recreation provided  
always that nothing herein contained shall prevent the use of the buildings at the  
date hereof erected upon the Property or any building or buildings replacing the  
same from being used either for recreational purposes or for any purpose within

\*





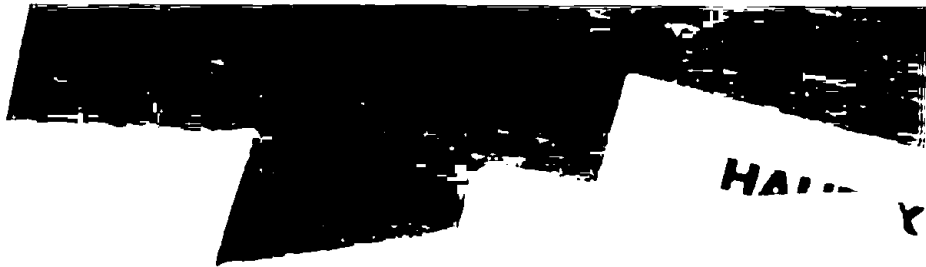






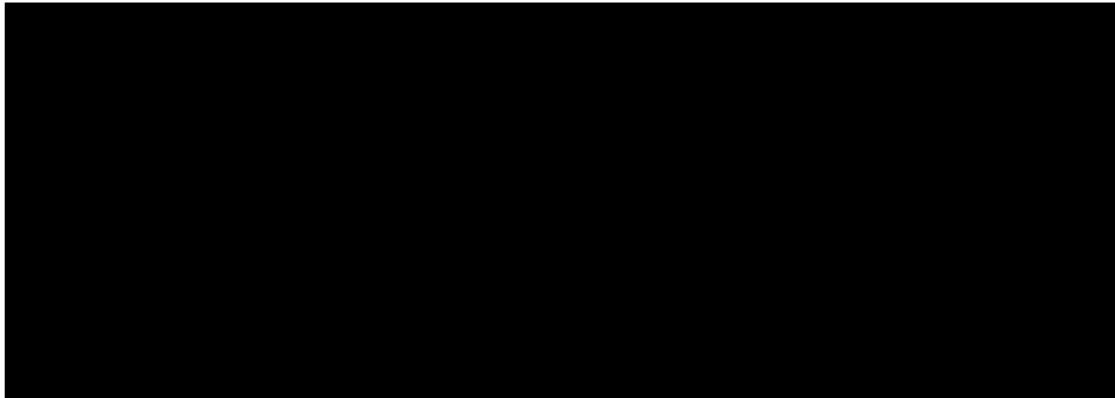






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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 22 October 2023 23:09  
**To:** Planning  
**Subject:** Application 03/2023/0664

⚠ 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 am writing to lodge an objection against the planning application above being given consent on the following grounds

All 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 Langho football club are fully aware of the covenant the Rydings hold on this land.

Also the increased level of traffic entering and leaving The Dales will bring a higher risk of accidents. The club car park is insufficient and football club visitors park on the main road of the estate which is a hazard when I have been driving out or coming onto the estate. It is also dangerous for horses, children and people walking their dogs.

There has also been no regard for the wildlife in this area, some being a protected species under UK law.

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

On the above grounds I feel that the planning application should be denied.

Yours sincerely


[REDACTED]



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 20 October 2023 11:24  
**To:** Planning  
**Subject:** Application 3/2023/0664 - Langho Football Sports and Social Club  
**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.

Dear Emily,

Thank you for taking the time to speak to me on the telephone today.

As discussed, please find attached the letter of objection from [REDACTED] to the proposed construction of two permanent dugout shelters at Langho Sports and Social Club (Application Number: 3/2023/0664) that we would like to be considered as part of the consultation process.

Please could you kindly confirm receipt of this email.

Kind regards,

[REDACTED]





[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 20 October 2023 11:22  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0664 FS-Case-555851124

[REDACTED]

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

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

**Comments:** 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 The Rydings housing development, within immediate proximity 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 clubs changing room facilities at a later date to realise the clubs 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 29th 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 to 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 tawny 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. There is presently an issue with the regularity of refuse collections from Langho FC and with an increase in footfall this will only be intensified. 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.

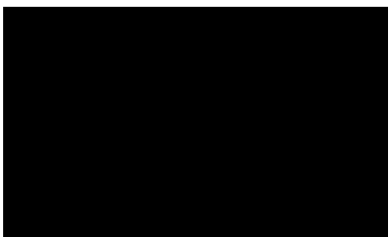
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Finally, please note that while we have taken every effort to present accurate information for your consideration, as we are not a decision maker or statutory consultee, we cannot accept any responsibility for unintentional errors or omissions.

Yours faithfully,

[REDACTED]






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,

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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]





1

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**From:** [REDACTED]  
**Sent:** 17 October 2023 17:27  
**To:** Planning  
**Subject:** Objection to planning application 3/2023/0664  
**Attachments:** planning objection 2nd.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.

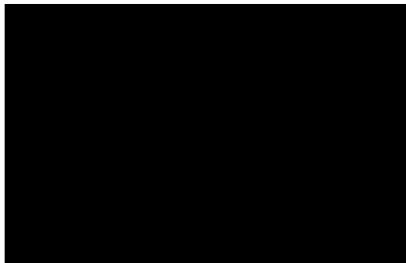
Hi

Please find attached my objection to the above planning application. Please can you confirm received.

Yours faithfully

[REDACTED]





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

FAO Laura Eastwood

17 October 2023

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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.

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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. I'm 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 .

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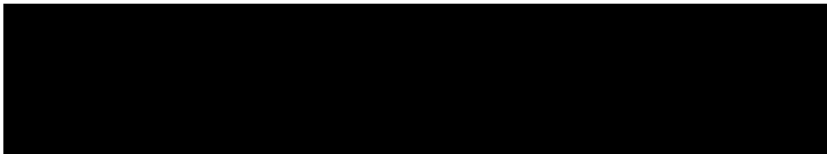
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The Club has not obtained consent from holders of the covenant The Rydings to change use of this field.

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

Yours sincerely

A large black rectangular redaction box covering the signature and name of the sender.



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 19 October 2023 13:38  
**To:** Planning  
**Subject:** Planning Proposal Objection



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.

[REDACTED]

Application number: 3/2023/0664

Grid Ref: 369072 434193

Site Address of Planning application: Langho Sports and Social Club. Dewhurst Road, Langho BB6 8AF

Today's Date: 19th October 2023

**Dear Ms Pickup, and related council planning personnel,**

I am writing to object in the strongest terms to the above planning application proposal.

My objections are as follows and are in no particular order:

1. The land in question is **not** the sole property of the football club - it was given to the community **for the whole of the community**. There is a **Covenant** in place to protect it and as such and therefore no building or change of any kind should be planned without the full discussion, consent and approval of all the people who have a right to use the land in question for exercise enjoyment and recreation - namely all the residents of The Rydings, The Dales and Dewhurst Road. Most residents absolutely do not want this newly recently planned development.
2. Permanent brick built dugouts as large as described, would present a shelter / place to be hidden for use by groups of children, adults, young people etc at times other than football matches and at any time of day and would in my view constitute a potential safeguarding concern to me as a resident often [REDACTED] as hidden individuals may be a potential nuisance, or threat leaving litter, bottles, cans, condoms etc, maybe using the facility as a latrine, or worse. whereas at least the present small shelters are visible from the nearby pavement and road and offer less of a gathering spot for those who may choose to go there.
3. This planning application is following a previous application for a 4G floodlit pitch on the land and whilst legally isn't related to this particular application it does rather suggest to me that further ideas are afoot to steadily creep forward towards advertising and more sponsorship to further promote the club and enable more business going forward. I can already see that the local Conkers Nursery has very large adverts on perimeter fencing and on the clubhouse and noticeboards which I also strongly object to, thus evidencing to me the intentions for further attempts to gain business sponsorship. This is fundamentally wrong in my view; it goes against the original intention for the use of the land for all of the people living on my development. I urge you to consider the very many objections to the previous planning application as it is clear to see there how strongly my neighbours oppose the possible future development of the club.

4. The planned buildings would in my view lead to further disruption and potentially dangerous interference with the wild life feeding on the fields, owls, bats, swifts, badgers etc.

5. Further brick structures would result in an increased use of the land by other visiting groups/teams/parents etc and not just residents children and families with the resulting increase of car parking problems specifically along the access road The Rydings which is the only means of access for hundreds of residents and for those accessing the Kemple view establishment. It is already a cause for great concern and I have had several near- miss incidents from visiting cars on match days. Car parking at the club is totally inadequate and therefore no further development or encouragement to have additional traffic should occur in my opinion. The current situation presents a regular clear danger to pedestrians and residents as it stands today, even without further 'attractions' being added.

6. The planned structures would be unsightly and unwelcome permanent structures, taking light from surrounding grassed areas and giving an impression that the land belongs solely to the club - they'd soon be plastered in posters and adverts becoming unsightly... there are no paid staff to clean up the space as it is. (I often collect discarded drink cartons and sports gear to dispose of - it would be much much worse)... and that residents would soon feel discouraged to use the land at all. I have seen that within the Covenant are the words "to make available the sports ground and associated facilities for use by the public at all reasonable times" already feel at times my presence is unwelcome when seen by football club members. Does the council not agree that with a 60 mph speed on the A59 with inadequate narrow footpaths the only safe place for residents to walk safely close to home is on the shared spaces on our development namely the fields at the bottom and at the top?

I politely request confirmation of your sight of my objections at your earliest convenience.

Kind regards,

