

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 October 2023 12:56
To: Planning
Subject: Planning Application Comments - 3/2023/0761 FS-Case-556710158

[REDACTED]

Planning Application Reference No.: 3/2023/0761

Address of Development: Gypsy Cottage, Alston Lane, Alston, Preston, PR3 3BN

Comments: I have been [REDACTED] At first it was approved as an animal shelter, then a holiday let and planning is now sought for change of use to permanent residential. I have no objection to this precise change of use but am deeply concerned that any approval will lead to further substantial development of the site. The history is one of development by "mission creep" with the system being somewhat gamed. Any approval would have to come with a prohibition on future development outside the current footprint or volume to make it permissible, given the infrastructure currently in place on Alston Lane.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 October 2023 22:34
To: Planning
Subject: Planning Application Comments - 3/2023/0761 FS-Case-557152781

[REDACTED]

Planning Application Reference No.: 3/2023/0761

Address of Development: Gypsy Cottage Alston Lane Alston Longridge PR3 3BN

Comments: I have been resident on Alston Lane with my family for over 20 years and before this building was erected.

Following permission being granted for the building as a stable block it has progressively grown into a large 4 bedroomed, 2 bathroomed property with garage, outbuildings and a billiards room.

[REDACTED]

The plans from each application stage show the growth in footprint despite the fact the applications were solely for change of use. (3/2003/0871), (3/2011/0457).

The building is already approved for residential use and I have no objection for it being used for that purpose, provided that the planning process is not abused for a third time to enlarge what is already a very large property valued at £950,000.

I do, however, object to Permitted Development being removed.

The supporting letter to the application states that permitted development rights should be re-instated because they have not previously been used. My belief is that the expansions that have already taken place, permitted or otherwise, already grossly exceed those that would have been granted as permitted development.

The access to Gypsy cottage is in fact Hoyles Lane which is a very small unadopted lane branching off Alston Lane. Any increase in access traffic on Hoyles Lane will present both a nuisance and a hazard to existing residents in general, to [REDACTED] and to the frequent walkers who use the lane for amenity. Hoyles Lane has no passing places and is the sole access for daily milk collections from Lower Yew Tree farm.

I would recommend that a site visit take place so that the reality of the actual development can be compared with the theme of the supporting letter.

In summary: I believe that the decision to remove Permitted Development by Ribble Valley council was, and is, entirely correct. Removal of PD and further expansion of the property is not only completely unnecessary but has potential to increase the traffic hazard on Hoyles lane.

