

[Redacted]

From: [Redacted]
Sent: 16 October 2024 13:37
To: Planning
Subject: Tan yard farm 3/2024/0268

 **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.

I object to this development on the grounds of road safety re the two entrances onto the busy road.

[Redacted]

[Redacted]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 October 2024 13:56
To: Planning
Subject: Planning Application Comments - 3/2024/0268 FS-Case-655149787

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0268

Address of Development: Land near Tan Yard Farm

Comments: I strongly object to this development due to road safety concerns. The B6245 is the major road between Longridge & Blackburn, Ribchester Road speed limit immediately adjacent, north of the proposed site entrance is currently 60mph! [REDACTED], there have been regular RTC's on the deregulated section of Ribchester Rd, including one pedestrian death & overturned vehicles & numerous serious injuries to occupants. I am fully aware that not all RTC's are recorded for statistical purposes. Every single day residents hear horns blaring, brakes screeching from near collisions. The proposed site is on a double bend & sited at the bottom of a dip in the road. Pedestrians using the extremely narrow pavement opposite are in constant danger from the downdraft of vehicles travelling extremely fast. Cycling on the B6245 is hair raising. The Parish council have long been campaigning for a reduction in speed limit from 60mph to a safer limit. Further vehicular access will only exacerbate the number of RTC's on this road. A previous application from a householder neighbouring this proposed site had an application refused (for an annexe) due to road safety concerns. I do hope RVBC use due dilligence & refuse this application using the same criteria.

From: [REDACTED]
Sent: 16 October 2024 14:11
To: Planning
Cc: [REDACTED]
Subject: Land at Tan Yard Farm, off Ribchester Road, Hothersall PR33YA

 **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 Mr .Taylor,

Subject Application 3/2024/0268

I wish to object to this planning application on the basis of the following:

ROAD SAFETY- The proposed site is just where the speed limit changes from 60mph to 40mph, cars are often accelerating into the 60mph or still driving at 60mph in the 40mph zone.

- There have been a number of accidents over the years ,reported and unreported on the stretch of the proposed site.
- There is a hidden dip in the road where the exit and entrance to the proposed site are.
- There are no pavements on the side of the proposed site and crossing the road would be

very

precarious [and residents would have to drive or walk at least 2 miles to local shops, restaurants, parks and churches] Transport links are poor.

- The pavement on the opposite side of the road is very narrow and can only accommodate walking in single file, certainly one would not feel safe pushing a pram or wheelchair.
- The road routinely floods on the bend.
- The road ,especially in that stretch is dimly light.
- Tourist/holidaymakers staying at the proposed site would not be aware of the above.

ECOLOGY -The proposed site [REDACTED] start of 'Ancient' woodland .This is home to 3 types of owl ,Barn, Little and Tawny owls, also many deer and many other birds ,mammals and bats. All of whom could be affected by the increase in pollution , noise and lose of habitat.

-The plans show 'hot tubs' which are not in the least ecofriendly ,in terms of heating them and where would the chemicals and waste water be disposed of. The proposed site is not on the main sewage system. Again I am concerned [REDACTED] floods and any additional water or chemicals would have a negative impact [REDACTED] stream.

NOISE -This travels from the proposed site ,as [REDACTED] cars racing from the road next to Mount Pleasant, other than that it is very peaceful in this area and I worry this could be impacted by holidaymakers .

APPEARANCE-The proposed plans show cottages not in keeping with the surrounding areas.

EXPANSION -Approval will set a precedent for further expansion and development resulting in lose of privacy, and the undermining of the character of the area.


MARKET -There are already a number of 'holiday' cottage sites within a 2 mile radius of the proposed site , is the local area not already saturated?

Yours Sincerely,

A large black rectangular redaction box covering the signature area.

[REDACTED]

From: [REDACTED]
Sent: 16 October 2024 15:29
To: Planning
Subject: Re: planning for 6 holiday cottages at Hothersall - planning no 3/2024/0268

 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.

Land at Tan Yard Farm off Ribchester Road Hothersall PR3 3YA - planning no 3/2024/0268.

Date 16th October 2024.

Dear Sir or Madam,

I have received a letter of notification regarding the above outline planning. [REDACTED]
[REDACTED]. I would like to object to the 6 holiday cottages which would be situated on Ribchester Road. I feel the site is on a dangerous stretch of the road and with 12 parking spaces a large amount of traffic would be turning in and out, on a bad bend. There would also be a possibility of a large number of holiday makers, at any one time. This could potentially bring, an excessive amount of noise and activity to the area, over many months of the year. I therefore feel that this is not the correct site for 6 holiday let's.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 16 October 2024 15:46
To: Planning
Subject: Addendum - objection to planning proposal - planning application 3/2024/0268
Grid ref: 362555 436532

 **External Email**

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

To the Planning Committee,

Please note that the response from Lancashire Highways refers to the planning applications for the Tanyards farmhouse conversion [REDACTED]. The entry and egress to the properties that Highways reference is some distance from the proposed site [REDACTED]

There are barn owls and isn't it illegal to disturb them when breeding? There would be ecological consequences, not to mention disturbances to deers and other wildlife. There seem to be anomalies in the proposal eg there IS a water course (a stream) the full length of the site and there are no main sewers.

Many thanks,

[REDACTED]

[REDACTED]

(16/10/24)