From: To: Subject: Attachments:

13 May 2024 13:54 Planning Planning application 3/2024/0274 LFC residents meeting 14 Dec 2023.docx

A External Email

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FAO Emily Pickup

Planning application 3/2024/0274

Regarding the above planning application, we strongly object to this application for the following reasons. .

mso-fareast-font-family:Arial">1. We strongly object to the wording on this advertising calling the field an "Arena".

This field is protected by a Legal Restrictive Covenant, that specifically states this field is for "recreational purposes only" for all the residents of The Rydings and The Dales.

Designating this field as an "Arena" gives the impression that this field is exclusive to Langho FC.

Since these signs were installed over 7 months ago, the club have approached several residents whilst on the field telling them they should not be there! This breaches the Restrictive Covenant in place that states this field is a recreational area for use by all residents.

RVBC Legal Department will be aware of this Restrictive Covenant.

mso-fareast-font-family:Arial">2. Clause 15, of Lease Agreement between RVBC and Langho FC clearly states

"Not at any time during the said term without the consent in writing of the Council first had and obtained to carry out or permit or suffer to be carried out in on over or under the demised land or any part thereof any improvement or addition or any building or other operations or works or to make or permit or suffer to be made any material change in the use of the demised land or any part thereof and **not to commence such operations or institute any such change of use if such involves development within the meaning of the Town and Country Planning Act 1990."**

This clause is there to protect the **Restrictive Covenant** and ensure it is not breached.

As this advertising requires planning permission it breaches Clause 15 of RVBC Lease Agreement with Langho FC. Changing use of this field is breaching the Restrictive Covenant. As already stated the language used in the advertising, "Arena", may give the club the impression the field is exclusively for their use. As stated in Point 1, the club have already approached residents on the field.

mso-fareast-font-family:Arial">3. The advertising installed without consent is extremely large and significant in number, this is out of keeping for a small residential area. The unauthorised installation of 10 extremely large to medium size advertising boards is too much for any area, particularly a small residential area.

We have raised our concerns regarding these signs with Langho FC and RVBC for the last 7 months. We have identified with photographs, sent to the council the below advertising:

- 3 large signs on veranda
- 1 large tall sign on lane

- 1 extremely large sign at end of field. (Initally secured without permission to neighbours fence). Relocated a few inches away from fence after complaint.

- 3 big signs in dugouts
- 1 Extremely large sign on side of club house building.
- 1 medium sign at corner of pitch (next to post box)
- multiple signs on lamp posts in area (now removed)

mso-fareast-font-family:Arial">4. Minutes of meeting (copy attached) between Residents and Langho FC on **14.12.2023** noted:

a) after residents expressed their concerns regarding all the advertising, the club accepted that a planning application would be required for the advertising already installed without consent.

b) the club would like perimeter fencing, which would also have advertising boards attached!

Relevant paragraphs highlighted yellow.

Ρ

The club have been aware of their responsibilities regarding submitting a planning application for the advertising for at least 7months, and acknowledge that 5months ago. For the last 5months no planning application has been submitted by Langho FC, until we contacted Nigel Evans MP.

The club have expressed their intentions to install further advertising, in addition to the 10 large advertising displays already installed. This is totally unacceptable in such a small residential location.

mso-fareast-font-family:Arial">5. We emailed RVBC on 16.01.2024 expressing our concerns on the size and volume (10+) of advertising, including photos of each piece advertising (stated above)

replied on 31,01.2024 stating "the matter was deemed as not being expedient to commence formal enforcement. As such the council consider the matter closed and will not take any further action"

After writing to Nigel Evans MP, opening the enforcement case!

The planning application submitted **does not include all the advertising** that has been installed on and around the field (without planning consent). My original email and photos to **does not include** identified 10+ pieces of advertising.

The planning application submitted appears to be playing down the amount of advertising in such a small location.

mso-fareast-font-family:Calibri;mso-fareast-theme-font:minor-latin;mso-ansi-language: EN-GB;mso-fareast-language:EN-US;mso-bidi-language:AR-SA">On the basis of all the issues raised above we believe that retrospective planning permission for the size, wording and quantity of signs should be refused.

Yours sincerely



From: To: Subject: Attachments:

13 May 2024 14:02 Planning Planning application 3/2024/0274 rvbc adverting planning application.docx; LFC residents meeting 14 Dec 2023.docx

A 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.

Please find attached our objection to the above planning application.

Regards



FAO Emily Pickup RVBC

Planning application 3/2024/0274

Regarding the above planning application, we strongly object to this application for the following reasons.

We strongly object to the wording on this advertising calling the field an "Arena". This field is protected by a Legal Restrictive Covenant, that specifically states this field is for "recreational purposes only" for all the residents of The Rydings and The Dales.

Designating this field as an "Arena" gives the impression that this field is exclusive to Langho FC.

Since these signs were installed over 7 months ago, the club have approached several residents whilst on the field telling them they should not be there! This breaches the Restrictive Covenant in place that states this field is a recreational area for use by all residents.

RVBC Legal Department will be aware of this Restrictive Covenant.

1. Clause 15, of Lease Agreement between RVBC and Langho FC clearly states

"Not at any time during the said term without the consent in writing of the Council first had and obtained to carry out or permit or suffer to be carried out in on over or under the demised land or any part thereof any improvement or addition or any building or other operations or works or to make or permit or suffer to be made any material change in the use of the demised land or any part thereof and **not to commence such operations or institute any such change of use if such involves development within the meaning of the Town and Country Planning Act 1990.**"

This clause is there to protect the **Restrictive Covenant** and ensure it is not breached.

As this advertising requires planning permission it breaches Clause 15 of RVBC Lease Agreement with Langho FC. Changing use of this field is breaching the Restrictive Covenant. As already stated the language used in the advertising, "Arena", may give the club the impression the field is exclusively for their use. As stated in Point 1, the club have already approached residents on the field.

2. The advertising installed without consent is extremely large and significant in number, this is out of keeping for a small residential area. The unauthorised installation of 10 extremely large to medium size advertising boards is too much for any area, particularly a small residential area.

We have raised our concerns regarding these signs with Langho FC and RVBC for the last 7 months. We have identified with photographs, sent to the council the below advertising:

- 3 large signs on veranda
- 1 large tall sign on lane

- 1 extremely large sign at end of field. (Initally secured without permission to neighbours fence). Relocated a few inches away from fence after complaint.

- 3 big signs in dugouts
- 1 Extremely large sign on side of club house building.
- 1 medium sign at corner of pitch (next to post box)
- multiple signs on lamp posts in area (now removed)
- 3. Minutes of meeting (copy attached) between Residents and Langho FC on 14.12.2023 noted:

a) after residents expressed their concerns regarding all the advertising, the club accepted that a planning application would be required for the advertising already installed without consent.

b) the club would like perimeter fencing, which would also have advertising boards attached!

The club have been aware of their responsibilities regarding submitting a planning application for the advertising for at least 7months, and acknowledge that 5months ago. For the last 5months no planning application has been submitted by Langho FC, until we contacted Nigel Evans MP.

The club have expressed their intentions to install further advertising, in addition to the 10 large advertising displays already installed. This is totally unacceptable in such a small residential location.

4. We emailed RVBC on 16.01.2024 expressing our concerns on the size and volume (10+) of advertising, including photos of each piece advertising (stated above)

replied on 31,01.2024 stating "the matter was deemed as not being expedient to commence formal enforcement. As such the council consider the matter closed and will not take any further action"

After writing to Nigel Evans MP, replied to us on 01.03.2024 and

confirmed they were re-opening the enforcement case!

The planning application submitted **does not include all the advertising** that has been installed on and around the field (without planning consent). My original email and photos to **does not include** identified 10+ pieces of advertising, and it was this email she responded to advising re-opening case.

The planning application submitted appears to be playing down the amount of advertising in such a small location.

On the basis of all the issues raised above we believe that retrospective planning permission for the size and quantity of signs should be refused.

Yours sincerely



From: Sent: To: Subject: Contact Centre (CRM) <contact@ribblevalley.gov.uk> 13 May 2024 21:00 Planning Planning Application Comments - 3/2024/0274 FS-Case-614184936



Planning Application Reference No.: 3/2024/0274

Address of Development: Langho sports and social club

Comments: I wish to object to this retrospective application as the signage is out of balance with the green space it is now in. In addition the club have only put this application in when the local MP has got involved when they admitted to the local residents that they knew they should have put an application in December. That is not acceptable behaviour.