From:
Sent:
To:
Cc:
Subject:

31 May 2024 11:42

Planning

Re: Planning Application No: 3/2024/0274

<u> External Email</u>

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.

FAO Emily Pickup

Re: Planning Application No: 3/2024/0274

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

We object to the above retrospective planning application for multiple signs of varying sizes on and around the recreational space used by Langho Sports & Social Club.

The signs have been erected without planning permission. The current application has only been submitted (retrospectively) in response to vociferous complaints from local residents. The signs are in contravention of the club's lease which is governed by the protective covenant - this covenant is in place to ensure open access for all residents of The Rydings & The Dales and to maintain the open, unhindered aesthetics of the area.

The signs are unsightly and are most definitely an annoyance to residents - in breach of item 14 of the lease agreement between club and council.

There are three signs not included on the planning application - one being the largest and most permanent double sign at the entrance to the club car park. One on the clubhouse verandah and a smaller one on the neighbourhood notice board adjacent to the post box on The Rydings/The Dales junction.

The large lettering that is displayed on the south side of the clubhouse introduces the word 'arena' which infers a venue far removed from the capacity of this site.

We ask that the committee consult the club lease and restrictive covenant which protect this area - refuse planning permission and enforce the removal of the illegal signage.

Yours Sincerely



30 May 2024

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

FAO Emily Pickup

Planning Application No: 3/2024/0274

Re: Langho Sports & Social Club, Dewhurst Road, Langho, BB6 8AF

We are writing to object to the above planning application for the following reasons:

- 1. The land is part of a rural housing estate surrounded by open countryside. Immediately to the east is the only road on to the estate; making the land highly visible to anyone entering or leaving the estate.
- 2. The hoardings, predominantly white in colour and measuring up to 9.2 metres in length and 1.84 metres in height, are not in keeping with the area / they detract from the rural amenity and feel of the area / and dominate the view for surrounding properties.

Also, the land is for the use of ALL property owners, and it is only leased to Langho Sports & Social Club.

Within the lease:

Clause 10: States <u>not to use the land</u> other than for playing sport or other activities of a recreational nature ... the inclusion of hoardings will turn the land into a 'commercial' asset to be exploited by Langho Sports & Social Club and other parties.

Clause 14: States that <u>no changes</u> are to be made that could be considered a nuisance / annoyance / or in any way interfere with the comforts of the occupants adjacent to the land, or in the neighbourhood.

Clause 15: States that <u>no changes</u> can be made to any part of the land, or space above the land (including sides of buildings) *... that require planning permission.*

Finally, it should be noted there are three other signs / hoardings of a commercial nature that have been erected without the necessary authorisation.

From: Subject: Attachments: Planning FW: Planning Application 3/2024/0274 EXCERPT OF EMAIL REPLY FROM RVBC.docx

Sent: Saturday, May 25, 2024 7:48 PM To: Planning <<u>planning@ribblevalley.gov.uk</u>>

Subject: Planning Application 3/2024/0274

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.

Hi

Further to my objection already submitted please find attached excerpt of email received from RVBC dated 24.05.2024.

This email acknowledges that Langho FC have installed advertising without first obtaining consent as per the terms of their Lease Agreement with RVBC, and that Langho FC are in breach of their Lease Agreement. This clearly highlights the clubs lack of due diligences in understanding the terms of their lease agreement, and the terms of the Restrictive Covenant in place to protect residents before making changes on and around the field.

The email also confirms RVBC are unclear as to why additional advertising has not been included in the planning application.

As previously stated the field is protected by a Legal Restrictive Covenant that stipulates the field is for recreational use only, for all residents of The Rydings and The Dales. The Lease between RVBC and Langho FC has a restrictive clause that requires Langho FC to obtain in writing permission to make any changes/ advertise prior to implantation. No change or advertising is allowed that requires planning approval. Clause 15 of Lease.

We would appreciate you also considering the above information. The volume, size, and language used on advertising is too much for a small residential area. Its confirmed Langho FC have not asked for consent prior to installation, and because the advertising requires planning consent this breaches Clause 15 of the Lease, which is in place to protect the restrictive covenant.

The restrictive Covenant protects the only small green space accessible by foot for the residents of The Rydings and The Dales, our community is isolated due our only access road joins the A59.

Yours sincerely

