

From: [REDACTED]
Sent: 11 July 2024 13:07
To: Planning
Subject: APPLICATION 3/2024/0475

⚠ External Email

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Good afternoon

I received your neighbour notification letter re the following application today

My comments are listed below

Application 3/2024/0475

Application in principle

Permission in Principle for change of use of organic dairy (use class B2) to one detached dwelling (use class C3).

Name	Information
Development address	High Head Farm Moss Lane Chipping PR3 2TR
Applicant	Mr John Weld Blundell C/o Agent
Agent	Mr C Cowey Ingham and Yorke LLP Brookside Barn Downham Clitheroe BB8 4BP
Officer	Ben Taylor Tel : 01200 425111 Email : planning@ribblevalley.gov.uk
Key dates	Received : 13/06/2024 Registered : 09/07/2024
Planning Status	Registered
Attached files	24 0475 Application Form 24 0475 Location Plan 24 0475 Neighbour Notification 24 0475 Statement

This property [REDACTED], having [REDACTED] and this property is two of the old barns)

It has become something of an eyesore since cessation of operations as a dairy earlier this year and we would happily support any reasonable development on the site, especially conversion to a a single residential property as stated.....this has been done very tastefully with other similar properties belonging to the owner [REDACTED] and we would expect something similar and sympathetic to the AONB and rural nature of the site

There should be no problems with access but the assessors need to be aware that [REDACTED]
[REDACTED]

We are concerned that any building work and subsequent conversion should [REDACTED] for any significant periods of time and are aware that building work can result in heavy water use at times

The planners should note that the water supply is also connected to that of Chipping Steam Fair and that at the end of May [REDACTED] over the three day Bank Holiday

[REDACTED]
[REDACTED]

This was also a problem for the dairy and presumably would also affect the new property in a similar way unless the water supply arrangements are significantly improved and secured

There is also the potential for works to cause problems with "water run off" [REDACTED], at present the drainage system servicing what was the dairy is inadequate to deal with periods of heavy rainfall and [REDACTED]
[REDACTED]

[REDACTED] with the property although the transformer pole [REDACTED] is within the boundaries of the property in question

In sum, although the Planning Application understandably lacks details of exactly what is planned (we assume this will follow when and if permission is given for Change of Use), we would, in principle, welcome a sensitive conversion to a residential property, similar to those near us, providing we can be assured that the matter of [REDACTED] and [REDACTED] be addressed

We look forward to receiving any further information as and when this becomes available

Many thanks

[REDACTED]

We would be grateful for acknowledgement of receipt of this email

Incidentally, I tried to use your on-line form via RVBC website to comment at first but after typing in my postcode the drop down address menu did not work

I then rang for help and was advised by a very helpful lady (Scottish accent I think) to send comments by email

[REDACTED]