

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 September 2024 14:46
To: Planning
Subject: Planning Application Comments - 3/2024/0491 . 3/2024/0492 FS-Case-647208731

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0491 . 3/2024/0492

Address of Development: Beacon Cottage
Carr Lane
Balderstone
BB27LN

Comments: Subject: Objection to Planning Applications 3/2024/0491, 3/2024/0492, and 3/2021/0379

Dear Ribble Valley Borough Council,

I am writing to formally express my concerns regarding planning application numbers 3/2024/0491, 3/2024/0492, and 3/2021/0379.

It has come to my attention that the applicant has repeatedly failed to adhere to local planning regulations, with various outbuildings being erected without prior planning approval. In the case of the aforementioned applications, these buildings were only submitted for retrospective planning permission after local residents raised the issue with the council. I believe this approach is unfair and sets a concerning precedent, particularly in a residential area such as ours.

The visual impact of these outbuildings is detrimental to the surrounding neighbourhood, giving the area an industrial appearance, which significantly compromises the residential character and scenic views. The current application refers to the use of a storage shed or outbuilding for the keeping of hens and wood, but I understand that these structures were part of previous applications, which have already been approved. I am also aware that the applicant is currently using the outbuildings as workshops, complete with access to mains water and electricity.

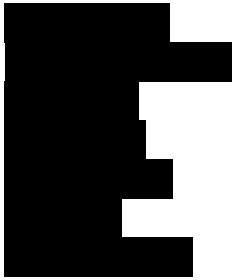
Moreover, the applicant has made local residents aware of his intention to convert these outbuildings into residential properties. I believe that granting approval for these applications would further support his plans for conversion, which would be highly inappropriate for the area.

Given these concerns, I strongly urge the council to refuse planning applications 3/2024/0491 and 3/2024/0492, as the continued presence and potential future conversion of these outbuildings would negatively impact the residential character of the area. If the council was minded to grant any

consent that it should put restrictions on permitted development rights.

Thank you for your consideration of this matter.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

From: [REDACTED]
To: [Planning](#)
Subject: Beacon Cottage. 3/2024/0491 3/2024/0492
Date: 16 September 2024 13:47:12

External Email

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Good afternoon,

I have recently submitted a third-party response via the online portal, reference number 647208731. Unfortunately, I only became aware of the planning application concerning Beacon Cottage when I drove past the property this past weekend.

Additionally, I would like to point out that the sign posted by the council at Beacon Cottage had been turned around, making it difficult for anyone passing by to see. It was only after I checked the side of the post that I was able to read it. Given these circumstances, I hope that my response will still be considered, despite being submitted after the 21-day period.

Thank you for your understanding.

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 18 September 2024 08:37
To: Planning
Subject: FW: Planning Complaint - FS-Case-646396382
Attachments: IMG-20240916-WA0009[3178].jpg

 External Email

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Re Planning application 3/2024/0492

Good morning

Please refer to my communication below and receive this as an objection to the planning application

Best regards

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 17 September 2024 15:16
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Planning Complaint - FS-Case-646396382

Good afternoon [REDACTED]

I am now aware that the owner of Beacon Cottage, has claimed that the shipping container was put onto his land and used from 2011. I contest this fact and state that the container has been placed on the property more recently, and I suggest within the last 12 months.
Retrospective planning application - 3/2024/0491 – Hen house to wood store ?
Retrospective planning application - 3/2024/0492 – Shipping container

One of my concerns is that this property owner puts buildings onto the property and once in use applies for retrospective permission. This being the case with the 2 concurrent applications and also that of the building you refer to in your notes below referenced as 3/2021/0379.

I am of the understanding that the planning governance of the Authority is to approve or decline applications before construction. That people living in close proximity can have an opinion heard and that any relevant amendments or changes agreed can be implemented.

On the 2 current applications our household has not been consulted, this maybe an oversight. We should be consulted, please receive this communication as my objection to the applications.

1. 3/2024/0492 – Inaccurate date of placing the shipping container on site. Inaccurate date of first use.
2. 03/2024/0492 – The structure is not in setting with the rural outlook and is at best an industrial structure, visible from the road and seen by others.

I have no objection to the change of use of 3/2024/0491 from hen house to wood store, if this is factual ?

Regarding my issue of passing places raised in my earlier communication(below),there should be 5 passing places along Carr Lane. I have seen the agreed plan with locations, that formed planning conditions at the time of the approval being granted by RVBC, and attach a copy of this for you. Only 3 passing places were constructed by the parties involved in the planning application and subsequent construction of Beacon [REDACTED] Bowford [REDACTED]).One of which has been fenced off very recently by [REDACTED] making it unusable. This is the one closest to [REDACTED].

[REDACTED]
built in meeting the planning conditions set by RVBC originally. [REDACTED]
[REDACTED]

In addition to the one now fenced off, there should be 2 on the Lane closer to Commons Lane (please see plan attached)

I do not believe the Council fulfilled their obligations , ensuring that all conditions were satisfied by [REDACTED] and [REDACTED], before signing Beacon Cottage and Bowford Cottage off, post completion. It is my opinion that these passing places should be demanded retrospectively, as they were required and are needed for safety on the Lane.. This being easy to implement as both parties still live on Carr Lane.

Please advise me if you require any further information

Best regards

[REDACTED]

Sent from [Mail](#) for Windows

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 12 September 2024 09:35

To: [REDACTED]

Subject: RE: Planning Complaint - FS-Case-646396382

Thank you for getting back to me.

The building I have numbered as 2, is a recently placed structure and not the ones you refer to below.

I will endeavour to take a picture of it and forward to you, this will be over the weekend

Best regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>

Sent: 11 September 2024 16:39

To: [Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

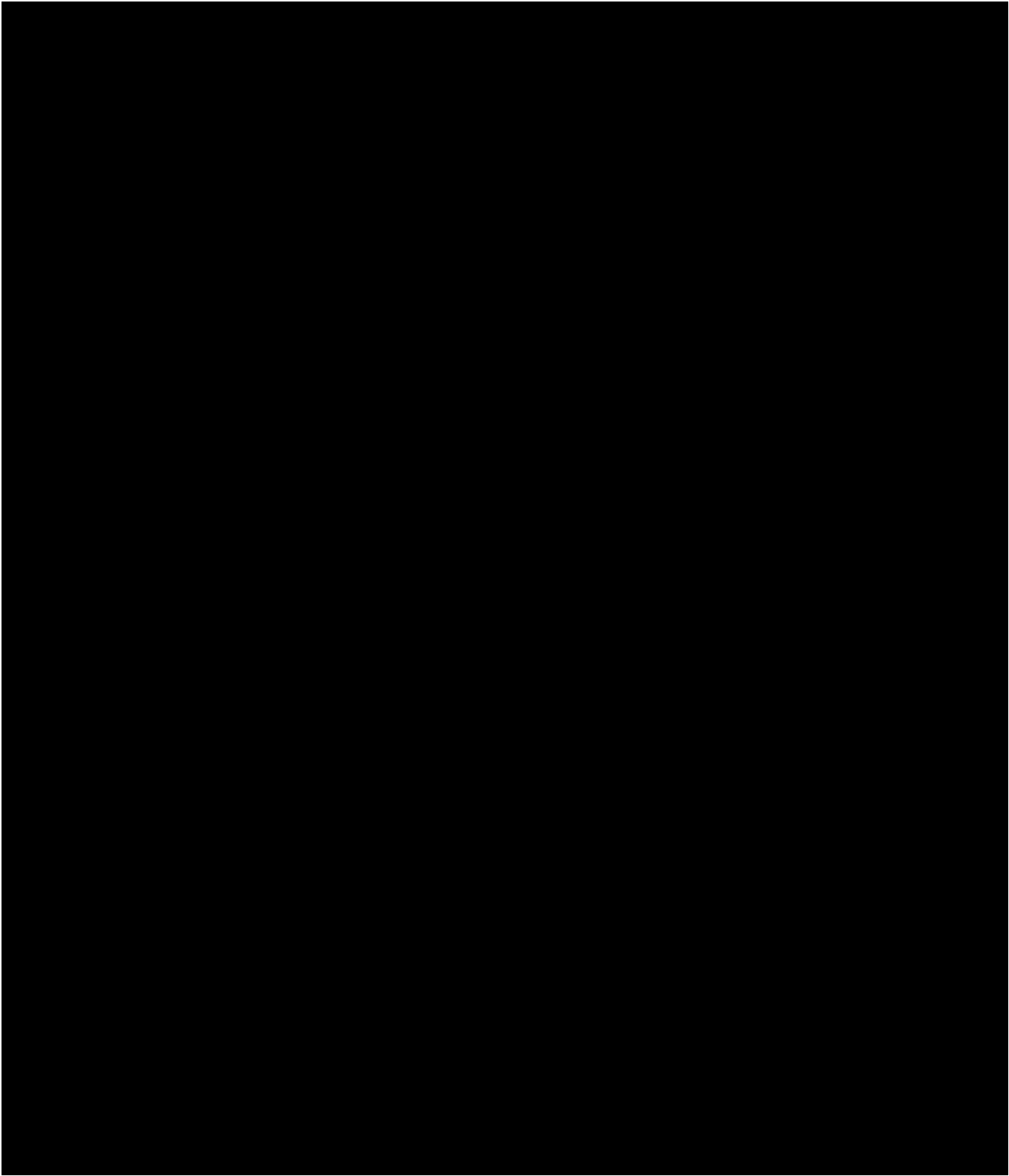
[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

Disclaimer

Tops for resident satisfaction – 78% of residents are satisfied with Ribble Valley as a place to live (2023 Residents Survey - Life in Ribble Valley)

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