

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 14 September 2024 14:40  
**To:** Planning  
**Subject:** Planning Application Comments - 320240672 FS-Case-647088482

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 320240672

**Address of Development:** Land next to woodpecker house  
Sawley

**Comments:** The settlement is in the forest of Bowland AONB  
Planning has previously been refused and also at appeal as previously known as Tishburn  
At appeal it was decided nothing should be built  
They will have [REDACTED]  
When building Tishburn now known as Woodpecker house the [REDACTED]  
[REDACTED] never completed the build fully of Tishburn and left wagons and caravans

From: [Contact Centre \(CRM\)](#)  
To: [Planning](#)  
Subject: Planning Application Comments - 3/2024/0672 FS-Case-647412952  
Date: 16 September 2024 12:12:08

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2024/0672

**Address of Development:** Triangle piece of land North of Woodpecker House, Laneside

**Comments:** The land is within an area of outstanding natural beauty (AONB), more recently named National landscapes, which has been designated for conservation due to its significant landscape value. The purpose of this is to 'conserve' and 'enhance' the natural beauty of the designated landscape. The 2 dwellings proposed would not conserve or enhance the natural beauty of the land. The dwellings are in clear view on Laneside and are visible from the many public footpaths that run along the fields across the river and the Ribble Way walk. On a less important note to the public [REDACTED] and the proposed dwellings [REDACTED].

The land has not been maintained, [REDACTED] and we have never seen anybody cut the grass or trim hedges. Only recently when planning permission was going to be requested did someone come and strim a walkway to allow someone to walk on the land for assessment. The land not being maintained is not a negative as now the land is heavily overgrown it has encouraged an abundance of wildlife to the area:

Moths  
Butterflies  
Rabbits  
Bats fly round at night  
Wild flower growth  
Bees  
Deer [REDACTED]

A variety of birds including feeding buzzards and barn owls and various smaller birds including nesting goldfinch, bullfinch and wrens

The picture of the existing site plan is not accurate. [REDACTED] does not own the lane to the land, this is owned by [REDACTED]. Also, it shows that [REDACTED]  
[REDACTED]

The submitted plans state there is a hedge on the West side of the land which makes out the dwellings would be hidden, there is no hedge on the West of the land, it is the East at the back.

[REDACTED] was clear in the land searches that planning permission has been submitted three times prior to this date and had been refused each time. The last application was for a single storey bungalow with disabled access. It would be good to find out what grounds this was declined, I suspect due to the AONB. When declined it stated nothing should be built on the land.

[REDACTED] the land searches also highlighted a risk of landslide on the land in question.

[REDACTED] Looking at the plans it appears one of the houses [REDACTED] would mean digging very low down and building a retaining wall on their land which [REDACTED].

The local fishing is not open to holiday fishing at all as stated in the application.

There are no plans for drainage, there has been flooding in the past from this land over the years.

The lane to the land is very narrow and there is no land to park vehicles, lorries to take rubble away etc. Would this mean the road would be blocked or the lorries parked outside our houses on Laneside which is already busy due to the residents cars?

The dwellings are holiday homes which will increase noise levels, scare local wildlife and may cause nuisance to elderly neighbours. It may take overnight business away from the pub as already this does not run at 100% occupancy.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 18 September 2024 11:39  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0672 FS-Case-647987526

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2024/0672

**Address of Development:** Grid Ref: 377884 446771. Land north of Woodpecker House Sawley Old Brow Sawley BB7 4LF

**Comments:** We most strongly object to this proposed development in an Area of Outstanding Natural Beauty and within the Ribble Valley Conservation Area. Previous planning applications in 1990 (3/1990/0013), 1994 (3/1994/0446) and again in 1996 (3/1996/0086) have ALL been REJECTED and there is no basis under which planning consent should now be given. Development in this area goes against the obligations of the Local Authority to protect the AONB and preserve the nature and natural beauty of the conservation area. Due to the topography of the proposed development, and the number of natural springs and water courses in that area, the increased risk of flooding from local downpours (already increasing in frequency) of existing properties is of immense concern if this development should continue. Again I reiterate the residents of this property object in the strongest possible terms to this proposed development.