

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 February 2025 12:15
To: Planning
Subject: Planning Application Comments - 3/2024/0853 FS-Case-684588617

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2024/0853

Address of Development: land off longridge road, hurst green, bb7 9qp, formerly Lower Hudd Lee Farm.

Comments: Dear Maya,

We would like to submit this response to the recent and recently amended planning application 3/2024/0853

Description:

"Proposed agricultural building to enclose existing livestock gathering area."

This is in response to amended plans as of the 17th December 2024 and 13th January 2025.

Location Plan:

The original location plan document (/24_0853_Amended_Location_Plan_17dec24.pdf) and subsequent amended location plan (24_0853_Amended_Location_Plan_13jan25.pdf) includes a large proportion of the public bridleway B0303005 / lane from the B6243 which serves multiple residences.

The ownership of this lane is under scrutiny and we object to the applicant marking in red the site location plan including the length of the lane as part of their application.

We ask that the plans be specific as to the entrance to site being a field gate OFF this Bridleway / lane where the drawing leaves the lane to enter the field, and that the application only references this lane as a means to access the site and not included as part of the application.

Application Statement:

The more recent change of location must render the original application invalid as it clearly states "proposed roof over existing livestock gathering area to reduce dirty water run off", but this new location does not contain any such livestock gathering area.

Livestock Gathering Area:

These fields have only seen minimal animal usage where the owner brought a small number of sheep onto the land, after silage harvesting had finished, in December 2023 and removed them in February 2024 after short term over-winter grazing.

Since the ownership of these fields in mid-2023, the main activity on this land has been for the preparation, growing and maintenance of grassland which was harvested for silage in June 2024, after which significant ground works were undertaken where the majority of this grassland was ploughed over, a landmark hillock and surrounding trees and thicket were removed and some new land drainage installed.

No further animal usage occurred until October 2024 where a small number of sheep were reintroduced to the land while other works were undertaken.

These continuing works in October 2024 involved excavating a small field pen / fenced livestock gathering area and installation of a makeshift track completed in November 2024

In late December 2024 the sheep were taken off the land, but no use was made of the livestock gathering area for this activity what so ever. Instead they used a previously stated redundant sheep shelter on this land, having to erect make-shift railings and fencing to assist due to the changes in design made to the structure making it difficult to gather the animals for transport.

Considering the recent attempt to convert this rebuilt sheep shelter on the land (3/2024/0782) into a dwelling after stating this structure was redundant, the minimal use of the land for sheep grazing, we would question the need for the construction of a new building for animal husbandry.

We would ask the RVBC Planning Department to view this application as yet another veiled attempt by the owner to establish a building on this land for future conversion to a dwelling under the umbrella of Agricultural Permitted Development.

Yours sincerely

