

From: [REDACTED]
Sent: 21 March 2025 19:20
To: Planning
Subject: UPDATED representation - Application #3/2024/0864

⚠ External Email

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Please see the attached correct documentation. I inadvertently sent the draft version earlier.
Thank you.

Representation from the occupiers of, The Firs, Dewhurst Road re: Planning Application No 3/2024/0864

‘Proposed change of use from day nursery to mixed use including day nursery and education facility (*sui generis*).’

Location Conkers Day Nursery, Dewhurst Rd, Langho.

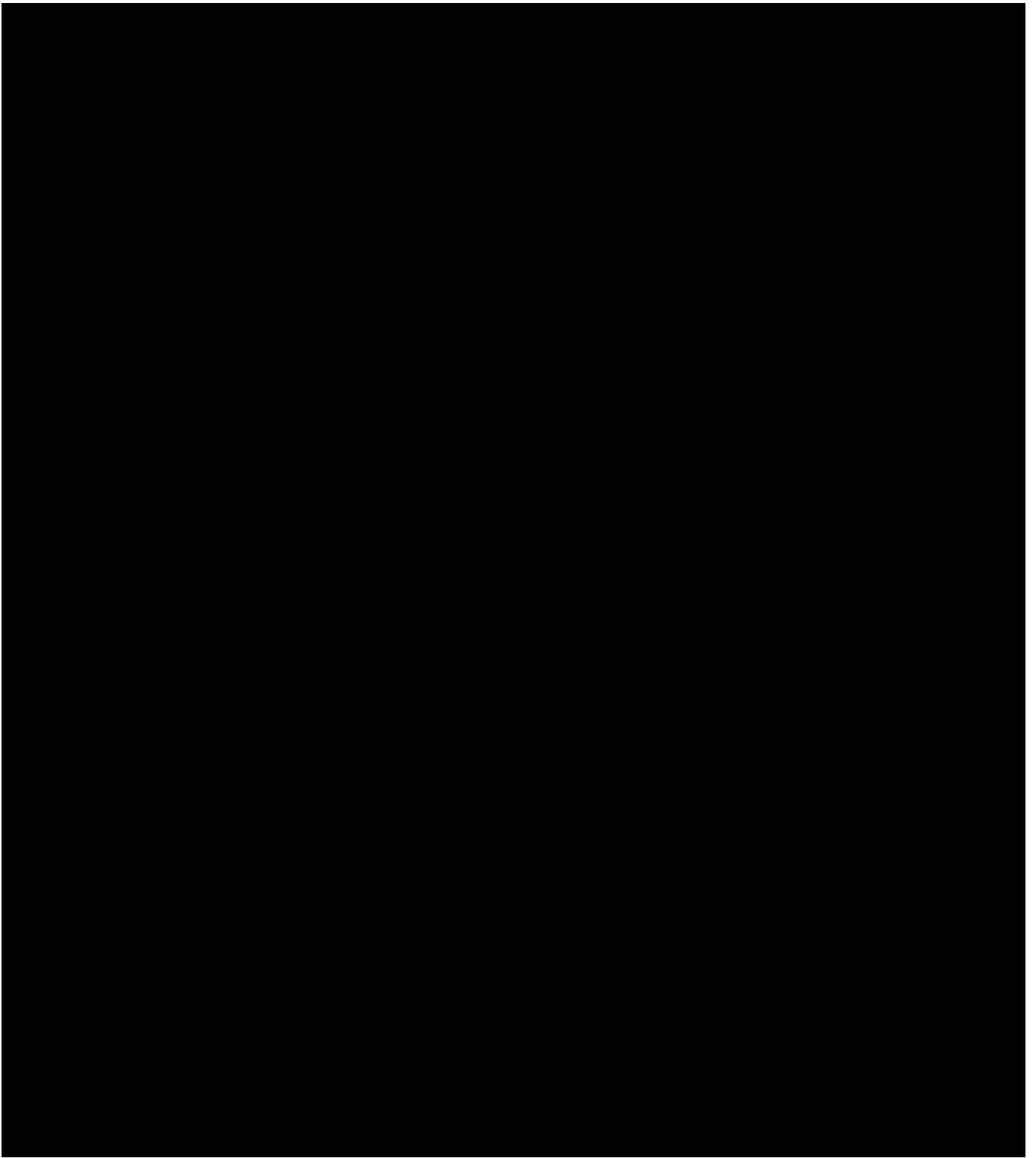
- ☐ [REDACTED]
- ☐ We do not object to the change of use to a mixed educational facility particularly since it appears from the proposed plans that such a change might provide facilities for children with special needs. [REDACTED] with [REDACTED] we fully support provision of quality facilities for these children.
- ☐ The plans submitted, and supporting documentation are materially wrong and appear to be intentionally misleading. Any planning decisions made on the basis of the information supplied would be unsafe.
 - The map of the existing site (24-039-100) bears little resemblance to the actuality of the site. (see attached photographs, - ref: [REDACTED]). There are currently only five pick up/drop off spaces at the southern end of the site, approximately where the 5 most southerly spaces are depicted.
 - There are currently 14 mature trees, subject to TPO protection, not shown within the area marked in grey to the south of the nursey building and about two thirds of this area is currently the designated nursery childrens’ play area.
 - The two marked 1.8m fences on the plans are in the wrong location and the one on the northern boundary was removed around two years ago.
- ☐ The ‘Change of Use’ document is misleading /wrong with regard to a number of statements made therein:
 - “Point 02” – there are a currently no spaces designated for staff parking as this expressly forbidden under a covenant. (Land Registry Title, ref LA592997).
 - “Point 05” - In respect of ‘impacting neighbouring properties’, i.e. The Firs. Changes brought about by the current owners of the property

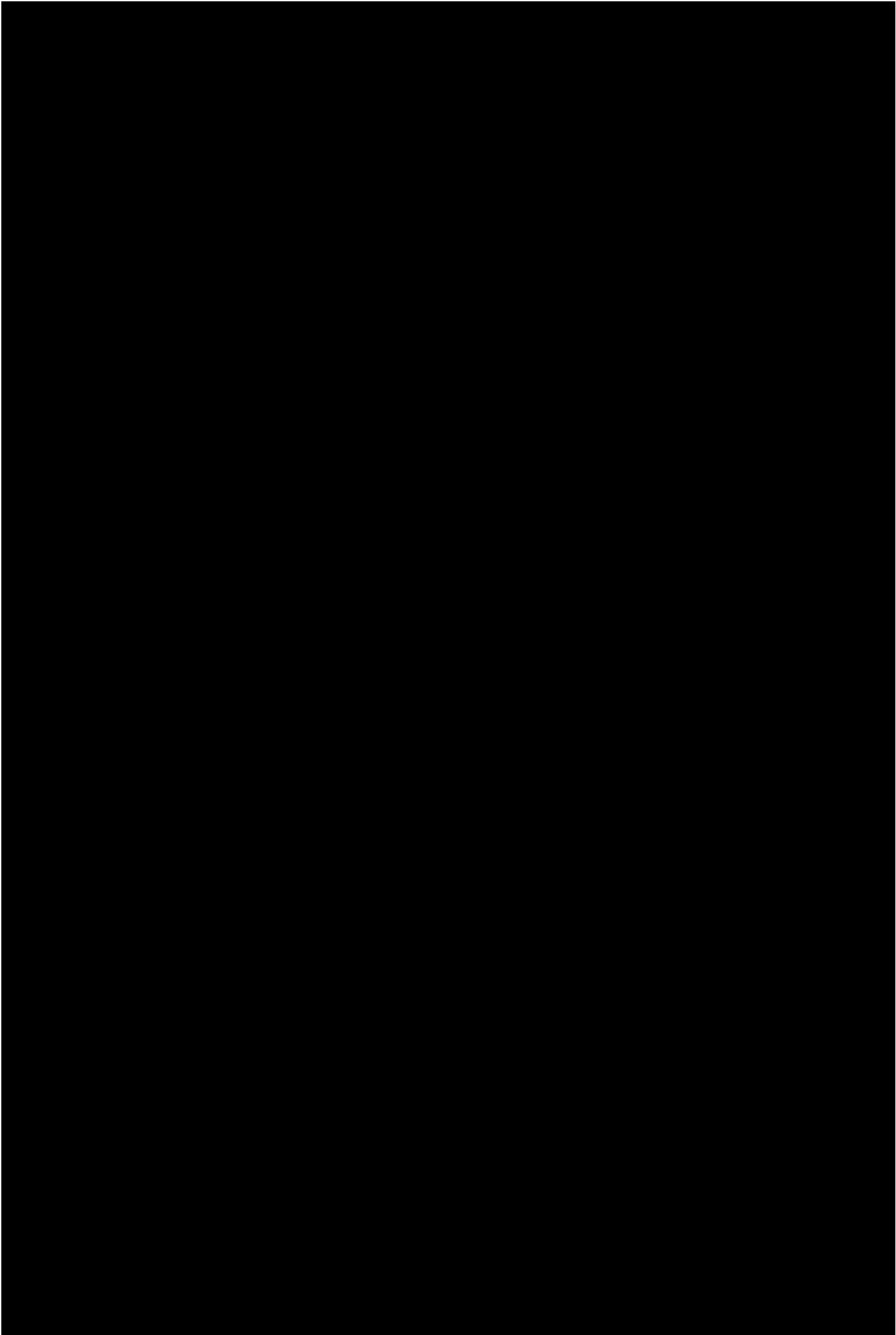
have already resulted in removal of the [REDACTED]
[REDACTED]. This has resulted in a substantially increased level of noise and loss of privacy since all visitors to the nursery [REDACTED]. The map showing proposed provision (243-039-200) clearly indicates that the new parking area will be located within a few yards of our house, rather than 50 metres away as at present. This will severely exacerbate noise early in the morning and at the end of the school day, impacting upon our right to enjoyment of private and family life and home. (Human Rights Act 1998 Article 8:2).

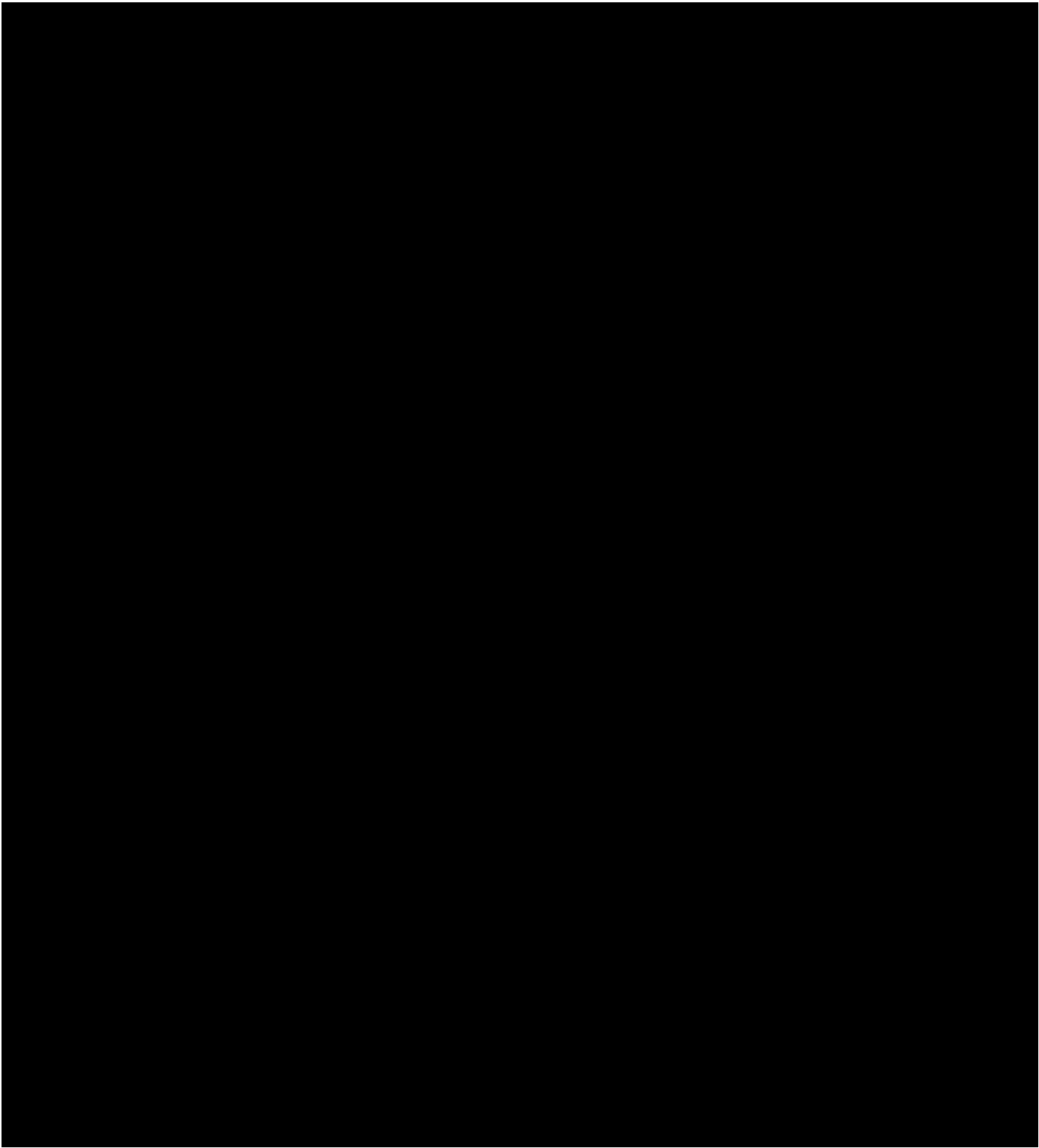
- Point 05 With respect to 'tree preservation,' although there may be no building proposals within the proposed plans, it is doubtful that sufficient parking provision can be achieved without driving over tree roots and or removing further trees.
- The documentation gives insufficient detail on which to base any informed comments, no numbers, or ages of children are specified. No indication as to what specific types of education facilities are proposed and the times these facilities would operate. Given that the application includes '*sui generis*' powers these might conceivably include weekend, evening and holiday education provision which would further impact on our Article 8 rights.
- Perhaps of some interest is the attached extract from The Conkers Nursey Facebook page, dated 17.03.2025, (see attached), in which the applicant Mr Smethurst, states that he does not 'have any plans to offer education services at this time or in the future.' That being the case I would suggest that when he has such plans and their nature is known, that is the time for Ribble Valley Planning Authority to properly consider such detailed plans for change of use, rather than approve this nebulous planning application which through use of *sui generis* will allow him almost unlimited power over the nature and use of these premises for 'educational related' purposes.

[REDACTED]

Photographs







[REDACTED]

[REDACTED]

17/03/2025

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]