

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 July 2025 15:08
To: Planning
Subject: Planning Application Comments - 3/2024/0864 FS-Case-731487527

[REDACTED]

[REDACTED]

Lancashire

Email: [REDACTED]

Planning Application Reference No.: 3/2024/0864

Address of Development: Conkers Day Nursery, Dewhurst Rd, Langho.

Comments: 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.

We strongly object to the change of use from a ‘Proposed change of use from day nursery to mixed use including day nursery and education facility (sui generis).’

[REDACTED], please can you gather more information about this, before you consider this application.

I would like to address the following points to help determine why this is a great concern for this area. **ASTHETICS** At present the nursery is running for younger aged children, which is set in a beautiful rural area, surrounded by its natural beauty. This is one of the main reasons why parents choose Conkers Nursery before their child’s educational journey. Erecting a larger fence will make the facility look like an institution over an educational facility which [REDACTED]

CONGESTION At present the nursery operates Monday – Friday between the hours of 0730 and 1800, with staggered pick up and drop off times.

[REDACTED], [REDACTED], is somewhat challenging due to the volume of cars and lack of parking facilities the nursery already has to offer.

I would like you to look at the below drawing.

Firstly, please refer to the black circled car on drawing, this area is a private road which parking is prohibited, a sign is currently erected on the fence which reads. ‘After this sign, private road’ and therefore not available for any additional parking for the nursery visitors or staff.

TREE PRESERVATION ORDER There are only approximately 5 car parking bays, which are in between trees that have TPO’s on them, which makes manoeuvring on and off the car parks very difficult. It causes congestion at the busier times, which in turn has a huge impact [REDACTED]

WELFARE & SAFETY I would also like to point out [REDACTED]

is approximately 100 yards from Conkers Nursery), [REDACTED]

[REDACTED]. However, [REDACTED] still being treated as a turn around point for the parents

that pick up and drop off at the nursery, also used an area that is suitable [REDACTED] to

[REDACTED] have had the [REDACTED]

This is what is currently happening with very few people knowing the area, We already [REDACTED] walking freely, and have the congestion for conkers as a children's nursery, I dread to think what it would be like when you start opening it up for children up to the age of 16, when they are at free will age to do whatever they want if the new educational facility opens.

The change will not only have a detrimental effect on the area, but it will also have an impact on our [REDACTED]

The children from the facility may hang around after hours, and if it is a facility for children with behavioural issues, that cannot attend public schools due to their behaviour, I find it hard to comprehend why RVBC think this area is suitable for that sort of facility. Why would you let the residents suffer ?

I trust you will take all the above points into consideration and sympathise with the residents to keep the nursey as a children's day nursery for younger children.

On behalf of [REDACTED]

[REDACTED]
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.

We strongly **object** to the change of use from a 'Proposed change of use from day nursery to mixed use including day nursery and education facility (sui generis).'

[REDACTED]
[REDACTED], please can you gather more information about this, before you consider this application.

I would like to address the following points to help determine why this is a great concern for this area.

ASTHETICS At present the nursery is running for younger aged children, which is set in a beautiful rural area, surrounded by its natural beauty. This is one of the main reasons why parents choose Conkers Nursery before their child's educational journey. Erecting a larger fence (which I presume would need permission for) will make the facility look like an institution over an educational facility
[REDACTED]

WILDLIFE The nursery is surrounded by Trees with TPO'S, please take into consideration the wildlife (Bats and Owls) that will be disturbed if the area Mr Smethurst intends to build a carpark, will require removal of quite a lot of trees. They are already disturbed with the light that is continuously on throughout the winter months.

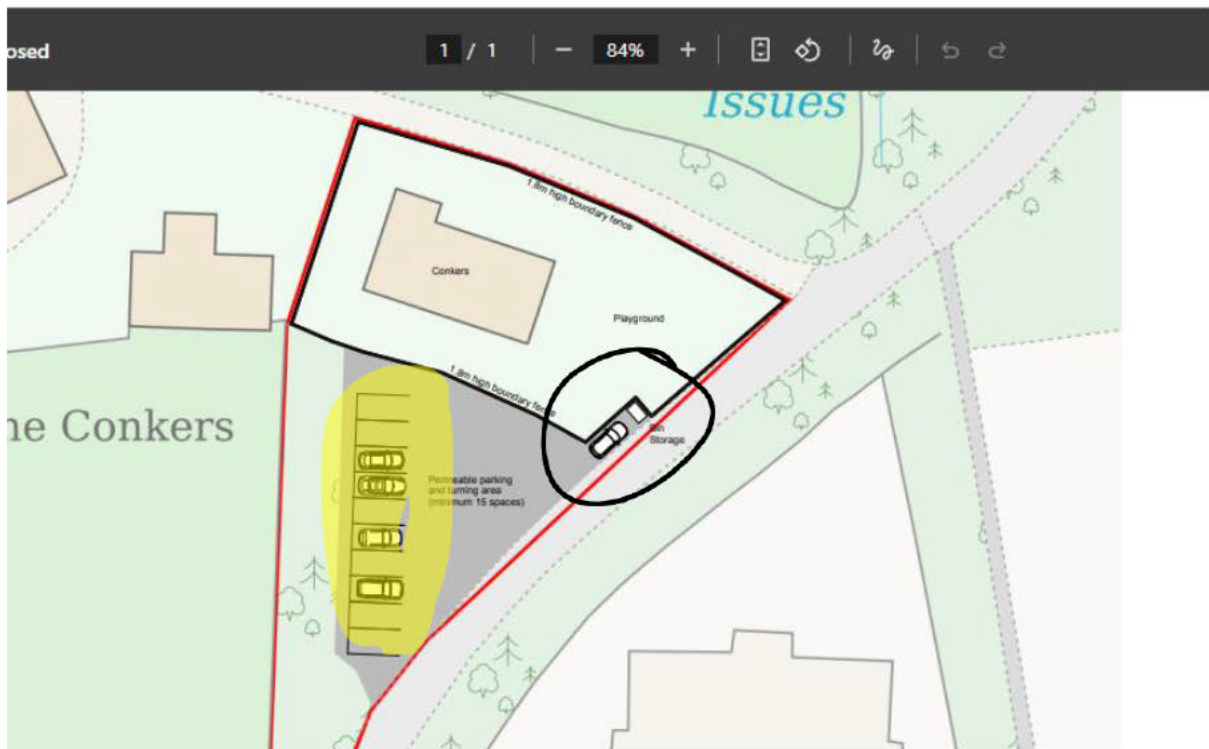
CONGESTION At present the nursery operates Monday – Friday between the hours of 0730 and 1800, with staggered pick up and drop off times.

[REDACTED] is somewhat challenging due to the volume of cars and lack of parking facilities the nursery already has to offer.

I would like you to look at the below drawing.

Firstly, please refer to the black circled car on drawing, this area is a private road which parking is prohibited, a sign is currently erected on the fence which reads. 'After this sign, private road' and therefore not available for any additional parking for the nursery visitors or staff.

TREE PRESERVATION ORDER The woodland area is used for parking, which gives approximately room for 4/5 cars, to which are in between trees which have TPO's on them, which makes manoeuvring on and off this area very difficult. At present there is an abandoned vehicle in the area, along with fence panels and a gate. Having little room to manoeuvre causes congestion at the busier times, which in turn has a huge impact on my children's safety when they are leaving and walking home from school.



CLEANLINESS The bin store which is situated in front of the black circled car area, has rubbish on floor surrounding it daily, the bin is never put away in the bin store, and has caused rats to explore around the area which in turn make their way [REDACTED] as a result. The nursery children often throw things over the wall, and never clean up or tidy up after them- this would be worse if the nursery changed into a facility.

WELFARE & SAFETY I would also like to point out that [REDACTED] (which is approximately 100 yards from Conkers Nursery), [REDACTED]. However, this lane is still being treated as a turn around point for the parents that pick up and drop off at the nursery, [REDACTED]. [REDACTED] drivers/ passengers to leave the area, and for [REDACTED] visitors to park up have their [REDACTED].

This is what is currently happening with very few people knowing the area, We already have [REDACTED] walking freely, and have the congestion for conkers as a children's nursery, I dread to think what it would be like when you start opening it up for children up to the age of 16, when they are at free will age to do whatever they want if the new educational facility opens.

The change will not only have a detrimental effect on the area, but it will also have an impact on our [REDACTED].

[REDACTED]

The children from the facility may hang around after hours, and if it is a facility for children with behavioural issues, that cannot attend public schools due to their behaviour, I find it hard to comprehend why RVBC think this area is suitable for that sort of facility. Why would you let the residents suffer ?

WASTE / FOUL Finally I would also like to address the issues with the waste at the nursery, Businesses have a responsibility to manage all waste produced on their premises, and since we have lived at our property (██████████), we believe they currently have inadequate waste facilities.

A cess pit is emptied quarterly, but surely with increased numbers of older children, will increase the volume of foul entering the cess pit, which in turn needs to be looked into.

My concern is can the existing waste system manage the extra foul if the nursery changes into an education facility.

We have addressed this matter several time with building control at RVBC- to see if this waste facility has ever been signed off- we are still yet to have confirmation of this.

I trust you will take all the above points into consideration and sympathise with the residents to keep the nursey as a children's day nursery for younger children, and not change it into an educational facility.

Will look forward to hear from you

████████████████████

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 July 2025 22:27
To: Planning
Subject: Planning Application Comments - 3/2024/0864 FS-Case-731922766

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2024/0864

Address of Development: Conkers Day Nursery Dewhurst Road Langho BB6 8AF

[REDACTED]

16th July 2025

Emily Pickup
Ribble Valley Borough Council

Planning Application No: 3/2024/0864

Proposal: Change of use from day nursery (Use Class E (f)) to a mixed use including day nursery and education facility (sui generis).

Location: Conkers Day Nursery Dewhurst Road Langho BB6 8AF

Dear Emily

We are writing to strongly object to the above planning application for the following reasons:

Firstly with regards to parking at the site. There is currently only a drop off zone/turning area. If the cars are parked in this area then it makes passing the nursery very difficult as that part of Dewhurst road is not really wide enough for 2 cars to pass. The bottom of Dewhurst Lane, directly past the nursery is a private road with no turning or parking available.

The staff at the nursery currently have to park elsewhere on the estate which in itself is not ideal.

The proposals shows a new car parking area to be created from what is currently the beautiful wooded play area for the nursery children. All of the trees on the estate are subject to TPOs, which surely would make it very difficult to therefore be able to create this new car parking area. It would also mean losing most of the outdoor space available to the children within the nursery.

The traffic coming to and from the nursery is also a concern. Currently the nursery offers a variety of hours to suit those parents using their services. This means there is a staggered flow of traffic at the start and end of the day. However, one can only presume that if a more structured, formal education was offered then a stricter 'school' day would exist, resulting in all pupils arriving and leaving at the same time. This potential would have a big impact on our ability to easily leave and arrive to our property without disruption and cars in the way.

They are proposing the education of up to 16yr old children. Most of whom at this age, make their own way to and from school. The public transport is limited on the estate. How are they proposing their future students actually access the area to attend school? We feel this is a very important question that needs to be ask of the applicant.

The physical size of the building also raises queries. 74 babies and preschoolers take up substantially less room than 74 teenagers. Is the current building even able to offer facilities for this number and age of children to eat, work and have suitable bathroom facilities?

The application drawings show a 1.8metre boundary fence to be erected, basically cutting the entire nursery off from the outside world. The current nursery has a mixture of graduated walls, small fences and open sides, giving the children who attend there, beautiful views across the countryside and beyond. It is a very pretty, quiet and idyllic corner of the housing estate, which is very discrete and in keeping with open plan green living which we all enjoy. To build 1.8m high fences along Dewhurst road and around the whole nursery will be not be in keeping with the feel of the estate.

In conclusion we feel that the planning application is very vague in describing exactly what type of education they want to offer and intentionally ambiguous in what their longer term plans are. They have used the phrase "sui generis" in the application to seemingly cover all bases. In addition to this the chairman of the company has released a statement stating that he has no intention to change the current use of the building. It therefore makes us wonder why bother with the application in the first place.

We feel there are many more questions that need answering by the nursery before an informed planning decision can be made

Yours sincerely

A black rectangular redaction box covering the signature of the sender.

From: [REDACTED]
Sent: 16 July 2025 22:25
To: Planning
Subject: FAO Emily Pickup ref 3/2024/0864

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

[REDACTED]
[REDACTED]
16th July 2025

Emily Pickup
Ribble Valley Borough Council

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[REDACTED]
[REDACTED]