

Director of Economic Development  
And Planning  
Council Offices  
Church Walk  
Clitheroe  
Lancs  
BB7 2RA



18<sup>th</sup> December 2024

For the attention of; Nicola Hopkins

Objection to; Planning Application No: 3/2024/0913

Ref; The proposed change of use of land to tourism and erection of five camping pods on land off Back Lane Chipping PR3 2QA

We have the following concerns with the above planning application;

**Requirement for more tourist accommodation;**

We fully support the need to encourage tourism to the area to bring in more revenue for local business. However we have concerns that there is a surplus of holiday accommodation at all levels within the nearby area.

There is approved planning in place for holiday accommodation at the Dog and Partridge, with the development of the site currently underway. The proposed camping pods are less than 100m away.

**Location / Noise**

The location for the proposed Pods is directly behind residential property and very close to a large boarding kennels (within 30 metres of one of the main blocks housing dogs). I'm sure customers will be expecting the Camping pods to be well away from buildings and not on some ones doorstep but on open land or in a secluded area of a field.

Noise will be a major factor in the overall viability of all the businesses. We note that a sound survey was undertaken, but the focus appears to be only on the residents of the camping pods.

Consideration should be made for the impact on the existing residents of Hesketh lane and the wider community.

Very little disturbance is needed to set the dogs off barking. [REDACTED]

[REDACTED] but at times [REDACTED] if something has disturbed them.

If this application is approved there will be holiday lets to each side of the kennels this is a problem waiting to happen. Three commercial businesses located within metres of each other that will not be working in harmony, as each has the potential to damage the other. The two holiday businesses will be in direct competition and both could do damage to the kennels. Noise from the kennels will impact the viability of the holiday business.

Throughout the Spring, Summer and Autumn the kennels are usually full and it will be the main time when there could be demand for the holiday accommodation.

With the comings and goings of the occupants there will be frequent disturbance of the dogs, in the evening the tenants will expect to be able sit outside and make a reasonable amount of noise without the nuisance of constant barking.

If there is more noise from all, or any of the businesses then no doubt the Council will be receiving complaints from the local residents and the wider neighbourhood.

I note that in the case of the Dog and Partridge a requirement was sound proof fencing along the edge of the kennels. However in this case it is not a realistic option as the fencing would have to be extremely high as the kennels are at a much higher level.

#### **Drainage.**

The land to the rear of the Bungalow is shown on the application as being owned by [REDACTED] this is incorrect it belongs to the [REDACTED]

This land is prone to flooding at times of heavy rainfall, as the drainage system serving number of properties to the west along Hesketh Lane cannot cope with the volume of water. The excess water flows through the boundary of [REDACTED] The water runs across the land exiting at the boundary edge where two of the camping pods will be located (lowest point).

### **Water treatment plant**

There is no mains sewerage for the area and there is no mention on the plan of the location of a water treatment plant and drainage routs.

At the corner of the planned site [REDACTED]  
[REDACTED] [REDACTED] to carry out maintenance on the sewerage treatment plant and pipework.  
The development will prevent any future access to the system that is a shared facility for; The Corner House, No 2 Hesketh Lane and The Bungalow.  
There is also the very real danger that the pipe carrying runoff water will be crushed / damaged. The pipe leaves at the gate and runs along the edge of the proposed site.  
We have had problems in the past with the Landowners contractors carrying out work in the area and destroying our pipework. [REDACTED]  
[REDACTED]

### **Land Contour.**

The site for the for the camping pods is on an incline, the land being higher at the roadside sloping down to the [REDACTED]  
In order to develop the site to accommodate the camping pods, the perimeter road and the hardstanding for parking there will be the need to be some levelling. The site will not be lowered at the road side but raised at the lowest point. No doubt this will be by the introduction of material from offsite.  
This will impede the flow of water draining from the land [REDACTED] and from No 2 Hesketh lane, as water runs down the drive, from both directions.  
This is likely to cause flooding.

### **Visual impact**

The camping pods are of a significant height at 3.2M and will be visible over a wide area. In addition raising of the level of the land in comparison to the surrounding area will make the pods appear taller, and no doubt they will be sited on some kind of plinth.

**Conclusion:**

To summarise our objection is based on the following;

- Proximity to other planned holiday accommodation. Is there a definite need for more?
- The potential for significant noise increase with the resulting impact on everyone
- Increased likelihood of flooding due to impeding water runoff.
- Blocking access for tank maintenance.
- The potential to damage existing drains.
- Visual impact to the wider area.
- Customer expectations not met due to the location, on the doorstep of residential properties, situated alongside a noisy boarding kennels.

We can understand the need for some of the smaller farms to diversify in order to survive economically and the choice of camping pods is an option. However, this is not a farmer trying to supplement his income but a businessman landowner looking to [REDACTED] opportunity.

Looking forward there is a very strong likelihood that due to under occupancy the camping pods will be deemed unviable. With the site now being classed as brown field it opens the door for housing.

The land falls under the Forrester of Bowland an AONB and as such affords some protection. It is the duty of the local Councils and Natural England to provide this protection.

It is agricultural land and should be left as such for farming.

Therefore we strongly object to the approval of this application.

We hope the Council will consider our comments when coming to their final decision.

Thank You.

[REDACTED]

**From:** [REDACTED]  
**Sent:** 19 December 2024 10:22  
**To:** Planning  
**Subject:** Response to planning application 3/2024/0913

 **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.

FAO Ben Taylor

Hi Ben,

Please find my response to the proposal of the land [REDACTED] having change of use to tourism and the erection of 5 holiday pods.

Noise / Sound assessment

The company who carried out the noise assessment for this proposal is the same company that carried out the noise assessment for the planning application for the Dog & Partridge holiday lets on the opposite side of this proposal and in both incidents have supplied RVBC a noise assessment that doesn't reflect the [REDACTED]

During the period of this noise assessment [REDACTED]  
[REDACTED] . I can assure you that  
during the times of 8am to 6pm [REDACTED]

[REDACTED] ). I am VERY concerned if this application is approved the guests staying in the pods ( possibly 10 in total) will complain [REDACTED] throughout the day and night especially as the nearest pod is only [REDACTED] . The [REDACTED] s  
[REDACTED] ... not only from the 5 pods [REDACTED] but also the 3 luxury holiday bungalows already granted planning permission [REDACTED] . I am also very concerned that once the first tourists have stayed in the accommodations they will very quickly leave reviews explaining "Don't stay here [REDACTED] As a result the pods especially will just sit empty. Especially given the Ribble Valley is already saturated with holiday lets and pods.

I request that if RVBC seriously consider passing this application that the developers have to put in place sufficient noise reduction measures that in our [REDACTED] and potentially have [REDACTED] t our [REDACTED]

I am also very concerned that the visitors staying in the pods quite rightly will be potentially making noise in the evening an potentially in to the early hours [REDACTED]  
[REDACTED] create [REDACTED]

## Drainage

Naturally through gravity the area the pods are positioned is the flood plain for the field at the rear of the houses on Hesketh Lane. Historically once the field is saturated the surface water runs down hill... through the [REDACTED] settles (lake) in the area the pods will be in. Despite the landowner previously draining the lake in the field and installing a large drain this area still floods in periods of heavy rain. With global warming we now have these incidents of flooding surface water from this field every month of the year. The foundations for the pods, parking and road will only make this worse by blocking the surface water from naturally slowly draining away.

No drainage strategy has been submitted for the road and pod's surface and foul water?

## Road / Infrastructure

My understanding is that with change of use to tourism and a commercial enterprise that the waste from the site will need to be removed under a trade waste licence and will require the access of a trade waste vehicle. The current proposed road and turning points do not support the access or turning requirements for a vehicle of that type. Does the site require sufficient access for emergency vehicles etc? Police, Fire & Ambulance. I'm also concerned the site has insufficient parking (visitors and service vehicles) and will lead to cars being parked along the access road or along the adjacent road.

Kind regards

[REDACTED]

**From:** [REDACTED]  
**Sent:** 19 December 2024 16:03  
**To:** Planning  
**Subject:** Planning Application No.. 3/2024/0913

 **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.

**Re: Planning application No. 3/2024/0913**

**Proposed change of use of land to tourism and erection of five camping pods on land off Back Lane, Chipping PR3 2QA**

**Objection to planning permission for camping pods**

**Points for objection**

**Residents Septic tank**

The septic tank of the residents of The Corner House, 2 Hesketh Lane and The Bungalow is sited on the land next to the field where the pods are to be erected. On occasion vehicular access is needed to the tank via the gate on the westerly fence line. The drains from the tank are situated in the field where the camping pods are to be sited. Last time there was work done in this field these drains were crushed by the heavy goods vehicles travelling over the land, culminating in the three residents having to pay for new drains to be installed. If this were to happen again during the installation of the camping pods who would be liable for the cost and how would access be gained to the drains if the pods were sited on top of the drains? I am also told that there is a covenant across the land, where the drains run into the settling tank which is situated in the field whereupon the pods will be sited, allowing the residents from the above three properties access across the land to maintain the septic tank and the drainage system running from it.

**Water courses**

At present the surface water on the land pools in the area where the pods are to be sited. Since the field was built up by the present owner the water does not get away properly and causes flooding in the gardens of two of the residential properties as well as in the field. To further add buildings onto this land will cause more flooding for the two properties.

**Noise levels**

The residents of the camping pods will basically be 'on holiday' and therefore will be sat outside their pods enjoying a drink or having a barbecue, whilst possibly playing music, games etc. This will certainly impact on all the residents in the area as it will cause a disturbance from the nearby kennels

as the dogs constantly bark if there is noise or movement in the nearby area. This will therefore have an impact on the kennels business. Although the application states that a noise survey was undertaken, this was undertaken during a quiet period for the kennels business and was not undertaken at a busy time when the kennels are at full capacity ie the summer/autumn months and was also based on noise levels for the occupants of the pods and not based on how this would affect the existing residents in the area.

### **Impact on residential amenities**

The application states that 'there will be no impact on neighbouring properties as the pods are located far enough away not to cause a disturbance and the landscaping provides privacy for the visitors and residents in the area'. According to the drawings, the camping pods are situated right on the garden fence line of the two properties 2 Hesketh Lane and The Bungalow. The fence line is merely a 'stock fence' and provides no privacy or protection from noise from the residents using the pods. Therefore, this statement is false as the drawings show no evidence of a dividing fence or hedgerow between the pods and the two properties.

The report also outlines that any new tourism development should be physically well related to an existing main settlement or village etc. etc. and that it is not considered to be visually isolated due to the existing properties in the area. The area itself is considered to be a rural hamlet of a few houses and is not a suitable area to position a 'camping pod site' as it is deemed to be a quiet area and is situated in an area of outstanding natural beauty. A camping pod site is not in keeping with the area at all. There are already plans in place to provide three holiday homes at the rear of The Dog & Partridge and there are also camping pods already provided on the grounds of Pasonage Farm on Parsonage Lane, Chipping. Is there a need for further development of such a site in this quiet area?

### **Light Pollution**

There is presently no light pollution which affects the residents of this area. On a successful application to [REDACTED] it clearly states that the planning approval was given under the proviso that no lighting be installed [REDACTED]. This stipulation has been adhered to so that no light pollution is viewed. If the camping pods are installed alongside [REDACTED] will no doubt have indoor and outdoor lighting and will therefore be in contravention of this clause.

In conclusion, I strongly object to this proposal being approved as there is no justification for a site of this kind being placed in an area of outstanding natural beauty and disagree that the pods will promote tourism as they are too far away from any kind of suitable amenities. There is no doubt that the quality of life for the residents in this area will be detrimentally affected. There are sufficient properties/lodges available in the area already and no need for further development.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

