

DIRECTOR OF  
RESOURCES

24 FEB 2025

18<sup>th</sup> February 2025

Dear Sirs,

**Ref Planning Application:**

**3/2024/0943 - Black Moss Farm, Elmridge Lane, Chipping, PR3 2NY**

I am writing to lodge my comments / objections to the proposals set out in the above referenced planning application.

I would like to start by noting my disappointment that I, or other residents on [REDACTED] and surrounding areas have not been formally notified of the application.

The previous application was approved before we were made aware of it and we now suffer the consequences. I would therefore propose that you inform all residents situated at a higher level than the proposed buildings (Birks Brow and Birks Cottages as a minimum) as this will provide an opportunity for us all to comment.

We have severe reservations regarding the proposal. Its sheer size is an agricultural development on an industrial scale and whilst we support the local farming community this proposal is simply not in keeping with other farms in the area. Given the proposed intense milking proposed (we don't actually see cattle on the fields and I believe they would spend most of their days indoors) I don't believe this has any benefit to the area, nor is it likely to provide much employment.

[REDACTED]  
[REDACTED] selected materials and colours which limited impact (generally shades of green).

[REDACTED] ensured that lighting was switched off after dark.

The existing development has white tank covers and concrete finish and the new proposals make no reference to after dark lighting.

It's worth noting that we recently [REDACTED] of the proposed development area from a public footpath [REDACTED] that crosses our land. We discussed with him and he advised that were he to be questioned he would have to confirm that the proposals have a significant adverse effect on us and surrounding neighbours.

Proposed colours are totally inappropriate. Anthracite Roofs, White concrete finish and other colours mean that the structures will show no sympathy to the surrounding area and will stand out to such an extent that they will ruin what is currently an area of natural outstanding beauty. The colours / finishes used on the existing buildings and tanks have already had a terrible impact on our view during daylight hours (including reflections from the solar panels) and at night we can clearly see a white strip of light along the entire length of the building, turning red as the temperature falls and the building heat switches on. With the rest of the area being totally dark, I am amazed that RVBC finds this acceptable (assuming you were notified in the previous application).

One of the main issues is that the topography of the land means that many properties across the main Longridge to Chipping Road are higher than the proposed development and as such it has a significant adverse effect. The proposed tree planting will have no effect due to the topography and would need to be planted right next to the structure to have any effect.

Even then the sheer scale of the buildings, including their height, would necessitate the planting of a significant number of evergreen trees, with a height greater than the proposed buildings.

In summary I believe the proposals are completely at odds with the RBVC standards and should therefore be rejected. I would be more than pleased to discuss the points raised above and members of RBVC are more than welcome to meet at our property to view day and night time visibility.

Yours Faithfully,













