[redacted]

From: [redacted]
Sent: 28 February 2025 14:35
To: Planning
Subject: Planning Application No : 3/2025/0027
Attachments: PXL_20250218_150912394.MP.jpg; PXL_20250218_150933469.MP.jpg; PXL_20250218_150933469.MP~2.jpg; PXL_20250218_150912394.MP~2.jpg; PXL_20250218_150856875.MP.jpg

⚠ **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.

To whom it may concern,

I would like to record the observations I have made in relation to the above application, based on actual, physical knowledge of this site. This is in addition Information obtained from the published planning application.
Whether you consider this an objection or not, I believe you should take time to deliberate the following.....

1. *Please describe details of the proposed development or works including any change of use*
Has the work or change of use already started on the construction of a portal steel framed agricultural building for housing livestock?

Applicant has ticked NO. **This is false** See photographs attached.
In fact, the proposed site has already been excavated (in presumption of approval perhaps?).

2. *Pedestrian and Vehicle Access, Roads and Rights of Way*
Do the proposals require any diversions/extinguishments and/or creation of rights of way?

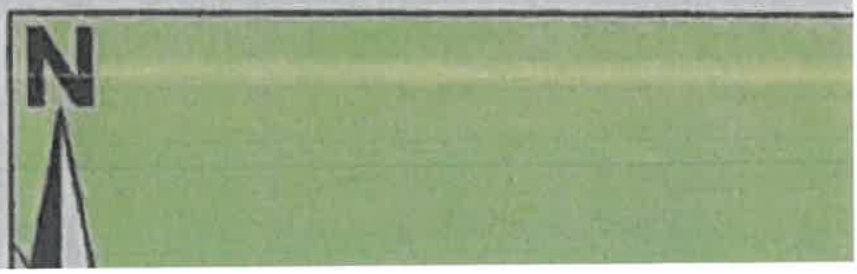
Applicant has ticked NO. **This is false.** See photograph attached. **Figure 5 in red.**
In fact, the original Right of Way/Public Footpath has already been diverted onto and across the cross hatched area of the new parking area. **Figure 7.** (without permission in presumption of approval perhaps?).
ALL Public Footpath signage has been removed, therefore causing confusion for those who are unfamiliar with the routes.

3.Vehicle Parking
Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Applicant has ticked NO. **This is false.**

UK
Plan
Map

Proposed site p



See photograph attached.
Figures 8, 9 & 10 are existing parking areas, currently used for vehicles.
Figure 7 is an area has already been extended (in presumption of approval perhaps?) which is a new parking area and is already being used as a parking area for visiting children in their school mini bus vehicles. This has increased parking for multiple vehicles on occasion.

4. *Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?*
Will the proposal increase the flood risk elsewhere? How will surface water be disposed of?

What the Applicant has **not** declared is that the watercourse adjacent to the proposed site, is in fact a soakaway which feeds into Bushburn Brook leading to the River Ribble.
Also a point to consider it the presence of an old stone build drain which has been unearthed during the excavation of the proposed site. This would be directly under the main door of the proposed site. **Figure 1.** See photograph attached.

A further point to consider..... If livestock is to be housed within the proposed building, what provision has been made for the proper handling, storage, and utilization of wastes generated from animal confinemen? Is there a plan to include a means of collecting, scraping, or washing wastes from the animal confinement area into appropriate waste storage structures or drainage? Hopefully it would not end up in the adjacent water course! **Figure 2.**

I have attached a series of photographs for your perusal.

1. Site map with labeled areas of note.
2. Old Stone built drain situated within the excavated site.
3. Excavated site.
4. New parking area.

Diverted footpath, without directional signage.
The new public Footpath has now been created. Taken off the main access track, on a newly installed path, through a newly installed pedestrian gate and over the extended parking area onto another newly installed pedestrian gate towards the existing concrete yard.

The close proximity of the Public Footpath to the proposed site.
Removal of all Public Footpath signage.

Thank you for attention in this matter.

[redacted]