

Nicola Gunn

From: Julie Turner [REDACTED]
Sent: 21 February 2025 16:51
To: Planning [REDACTED]
Cc: [REDACTED]
Subject: FAO Kathryn Hughes 3/2025/0049

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.

Application number 3/2025/0049

Megitta House, Dinckley, BB6 8AN.

Dear Ms Hughes

Further to recent correspondence from RVBC planning department, Dinckley Parish Meeting has the following observations to make in respect of the above application and the works on site.

There are no objections in principle to the planning application for Megitta House registered with you on 11 February 2025. However there are a few concerns which I have detailed below.

1. There are concerns that trees have been felled and hedges removed unnecessarily, to provide an additional exit from the property. The application states that no trees or hedges will be removed.
2. In relation to a previous application 3/2020/0462 at the property,

Peter Iles, Planning Officer (Archaeology) Historic Environment Team, noted;

“Whilst we are aware that the above application has been refused, we wished it to be noted that the site of the proposed development is a section of the line of the Roman road from Ribchester to Elslack. This section is noted in the Lancashire Historic Environment Record (PRN31254) as particularly well-preserved, with an intact cobbled surface having been found just under the turf of this field, which had apparently never been ploughed. The proposed development would have a negative impact on these remains, which are considered to be of national importance and worthy of preservation in situ, and would therefore either need to be refused or located away from the remains. Any further application which impacted the Roman road line here would also attract a recommendation for refusal on heritage grounds.”

There are concerns that the current development interferes with the remains of the Roman road which as noted above is of historic importance.

3. There are concerns that there are two buildings being erected at the rear of the property, possibly, summer house and garden room. These buildings are not easily seen from the road. We can find no reference to these additional buildings in the current application.

It is our understanding that a Planning Enforcement Officer has visited the site.

We would be grateful if the above matters could be investigated and taken into account when considering the application.

Yours sincerely

Julie Turner

Clerk to Dinckley Parish Meeting