

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 March 2025 14:03
To: Planning
Subject: Planning Application Comments - 3/2025/0107 FS-Case-699878155

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0107

Address of Development: Boadicea Park Preston Road Ribchester PR3 3XL

Comments: The application is very similar to a previous application for variation 3/2022/0271 which was refused. The application previously refused is similar and nearly identical in some parts to the current application being made. I see nothing has changed (other than the appalling state of the site and the mess that has been made of what was a greenfield site) and therefore I see no reason why the council would approve this application.

The application seeks to re locate 2 of the lodges previously approved, the site identified to relocate lodges 5 and 6 to is where the applicant had placed 2 old portable buildings relocated from another of his premises which have been roughly clad to disguise the rundown, neglected state the buildings are actually in. The visual impact of these buildings is significantly worse than the initially proposed lodges and there for all to see. Given the lodges have been approved on the back of the councils desire to encourage tourism and visitors to the area I can not see how it could be expected that anyone would wish to stay in lodges in such a location, let alone buy lodges, in the proposed location (given their proximity to the "snail farm") . Natural screening referred to in the application does little or nothing to disguise any of the buildings on the site where the applicant proposes that lodge 5 and 6 be relocated to nor does it screen any other associated building or building materials, and mess on the site.

The application seeks retrospective planning permission for a (currently temporary) building adjacent to the roller shutter door facing the south elevation. I note that there is no mention in the application of the 2 large blue metal containers sited on the same hardstanding, directly behind the proposed office building. These containers and the "office" are all clearly visible to local housing both on Sarmatian Fold, and Chesterbrook. An eyesore next to the large snail farm building totally incongruous to the environment and countryside. Taking into account that the main building does not appear to be used for the purposes of Heli culture at present, it only seems to be used for storage of boxes, then I would suggest that the internal layout be repurposed to allow an office adjacent to the roller shutter if such a facility is deemed vital to the day to day running of the Heli culture facility. Given the fabrication of the snail farm building I see that this should be pretty straightforward to do. The previous application 3 /2022/0271 sought to increase the number and location of offices within the " snail farm" this was refused and as such the request for an additional external office area should also be refused.

I believe that it should be noted by the planning committee that whilst the applicant suggests that there is no inherent flood risk arising from the scheme at present the recent excavation of the bank of

the brook adjacent to the proposed external office and right on the edge of the flood zone should be considered an increased flood risk to all of the village.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 March 2025 12:40
To: Planning
Subject: Planning Application Comments - 3/2025/0107 FS-Case-700275156

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0107

Address of Development: Boadicea Park, Preston Road, Ribchester, PR33XL

Comments: We have the following concerns regarding the planning application 3/2025/0107 for the retention of two holiday lodges and the office building on land off Preston Road in Ribchester. [REDACTED]

- [REDACTED].
- 1) Holiday Cabin Location - Retaining the existing buildings instead of erecting two new holiday cottages means that two of the holiday lets will be closer to more of the residents on Preston Road. This gives rise to more concerns regarding noise levels and unnecessary disturbance from anyone staying in these properties. These are also closer to the main Snail Farm building. This doesn't make sense from a safety point of view. Surely the cabins would be far better in the original location.
 - 2) Permission already refused - This same change was requested back in March 2022 (application 3/2022/0271) and was refused. Why would this now be considered an acceptable change?
 - 3) Date Incorrect - The date on the application for when the work started is incorrect. Work started on the new holiday let location back in 2022. The footings were installed in April, closely followed by the installation of the cabins. These unsightly cabins have been in place without any planning permission for almost three years!!
 - 4) New office building - We understand there is office space in the main snail farm building. With this in mind, we question the need for this additional minimal office space.
- In addition to the above points, we also have the following concerns regarding the whole development :-
- 1) Lighting - The excessive floodlighting on the main building (which wasn't in the original plans) is still left on till 11 o'clock every night. As well as this being an annoyance to local residents, this is surely having an effect on local wildlife. This should not be left on beyond normal working hours.
 - 2) Security Cameras - We are concerned that these cameras, which are installed around the perimeter of the main building, have a view into residents properties on Preston Road.
 - 3) Boyces Brook Alterations - They continue to make alterations to the banks of Boyce's Brook. We question whether they have the relevant permission from the Environment Agency for these changes.
 - 4) Look of the main building - The building was originally designed to blend in with the surroundings, with a sympathetic green colour and wood cladding. These have not been installed so now we have ended up with an industrial factory building which does not fit in with the surrounding area in any way. How has this been allowed to happen?
 - 5) Tree planting - Several years into the development, and still we have no trees planted to screen the main factory building. I understand this was one of the conditions when the original planning was

passed. Trees should have been planted in the first growing season, which would have been back in 2022.

6) Fires - Despite previous complaints, they continue to burn waste on a regular basis. I'm sure this should not be happening, and they should be desposing of waste in a more acceptable manner.

7) General Tidiness - The whole site is a disgrace. It doesn't appear that any attempt is being made to try and keep the area tidy. The residents have to look out on the building site/eyesore every day.

8) Security Barrier - This excessively lit security barrier wasn't on any plans for the development as far as we are aware, and is not in keeping with the surrounding area.

In conclusion, based on his recent track record, we would question the ability of the applicant to stick to, and complete any approved plans according to the permission granted. He appears to get basic planning permission, then do whatever he wants. Planning permission should be sought before work starts, not after it is complete!

Dear Sir/Madam

Re: application **3/2025/0107**

I am writing to express my concerns over the latest application on Bodicea Park, Preston Road, Ribchester.

Whilst in itself the application is innocuous enough, it raises several broader concerns.

Construction started on the site late in 2021. Since then there have been numerous applications for change of planning permissions – this is, I think, the seventh. There seems to be little overall plan in place – indeed, this new application seeks to change the placement and designs of cabins 5 & 6 back to how it was in applications 3/2022/0315 and 3/2022/0271 (the former of which was, in fact, approved). The upshot of this indecision has led to constant building work, noise and disruption as construction is started, dismantled, moved, started again etc. Whilst I appreciate some noise and disruption is unavoidable, this has been going on for years now. It surely can't be coincidence that so many of the houses backing onto the development are up for sale.

The environmental cost must be huge, in an environmentally sensitive area. The developers seem oblivious to this; recently, they have been digging out the adjacent waterway, Boyce's Brook. This brook is the source of many of Ribchester's flooding issues and any interference with it must be viewed as a matter of grave concern. I would respectfully request that any decision awaits a report from the Environment Agency on likely impacts of this work.

Another concern is that this application is retrospective; this, along with the disregard of their own previous application, raises concerns that any decision made will be similarly disregarded.

Thank you for taking the time to consider this.