

[REDACTED]
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20th May 2025

Sent via Email

RE: Planning Application No: 3/2025/0330 Land to the south of Lower Road

Dear Lucy,

Thank you for your letter dated 2nd May 2025 regarding the above planning application.

I wish to make representations against the application submitted by Mr Mclvor.

The planning authority should note that this application is linked to application 3/2022/0676 submitted by [REDACTED] who was granted permission for a large similar building on the opposite side and north of Lower Road. This application also cited sheep housing, tractors, rower, forestry dumper and diggers.

[REDACTED].

The land detailed in both planning applications is owned [REDACTED]. The land was purchased when the adjacent Ratcliffe Farm was developed into 4 residential properties. [REDACTED] do not own or reside in any of the residential properties.

Over the last 13 years Mr Keighley has been granted planning permission for an agricultural building for hay storage, sheep housing and plant machinery storage. Nothing has been built, and the site today consists of a large, excavated crater in the ground surrounded by old decaying plant equipment of which some hasn't moved for many years. Some of these are of a scale of heavy quarry machinery and have nothing to do with agriculture. This current planning permission expires in October 2025. It is an eye sore and people passing have asked who is responsible for it. It is detrimental to the surrounding area which isn't far from an AONB.

Over the last few years, the land in question to the south of Lower Road and subject to this latest planning application, has begun to take on a similar detrimental appearance. Old vehicle bodies have been placed on the site at the bottom of the field and a rough narrow dirt track carved down the field from a new gateway. The gateway area is a loose rough soil and stone surface. In terms of agricultural activities, horses and a small flock of sheep graze the field.

For many years, multiple times a day, every day of the week, a combination of Land Rovers, pickups and tractors are in and out of the site from first light often up until 10pm in the evenings during the

summer months. This takes place regardless of the weather. On most occasions these vehicles and accompanying trailers have been driven in the field(s) or on the rudimentary dirt track resulting in mud being strewn from their tyres down Lower Road and left outside resident's houses. The road and footpaths outside these properties often have a layer of mud all year round. This is then picked up by vehicles turning into the neighbouring residential private driveways extending the trail further.

██████████, I am disturbed almost every day, including Sundays, often in the evenings, by plant machinery movements between the two fields or other vehicles coming and going from the site. There always seems to be an engine of some type running which causes continued disturbance.

All this combined has now become a statutory nuisance that impacts on the residential amenity of this small quiet rural area. There appears to be no consideration or regard as to the impact on residents.

Highway Safety is also a concern, as often items are moved by a dumper truck or tele-handler from one field crossing Lower Road from south to north and vice versa. Often these vehicles are unlit, have no warning beacons and are unregistered for use of the Highway. The section of Lower Road at this location is subject to the National Speed Limit of 60MPH. Motorcycles regularly pass the location at high speed. There are no warning signs to suggest the frequent hazard of tractors or plant machinery turning in or out or crossing the road.

In terms of use of the building, it appears that ██████████ may be beginning to build an agricultural contracting business and operating it from the bottom of this field. Although there are a small number of sheep and horses, the amount, scale and type of machinery goes far beyond what is required for tending to such livestock at this location.

To the south of the proposed site of this latest building application is Page Brook. This freshwater stream feeds into a private and stocked fishing lake. Any pollution from this location, such as fuel or other effluent leaks, risks contamination and significant environmental impact should it enter Page Brook.

The application raises several questions regarding inaccuracies within it. The acreage claimed is somewhat ambiguous and inaccurate in relation to size. Some of the machinery listed is likely to be that owned by ██████████ and documented in application 3/2022/0676. This machinery is sitting in both fields at the site. Claimed ownership of the land by ██████████ also warrants further confirmation.

Due to all the above, I strongly object to this application and encourage the planning Authority to further explore the concerns detailed in this letter.

Kind regards

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