

From: [REDACTED]
Sent: 20 June 2025 14:23
To: [REDACTED]
Cc: [REDACTED]
Subject: OBJECTION TO PLANNING APPLICATION 3/2025/0381

 External Email

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Dear Lyndsey,

I am writing to outline my objections to the above Planning Application and will also record my observations and objection to the inaccuracy of the Application on the online portal.

- The Application states that Lane Ends Farm is an existing repair garage - it is NOT and never has been operated as a garage. It was a Landscape Gardening Business for decades which had a basic workshop to repair and maintain their own vehicles, as necessary to run the Landscape Gardening business.
- Work actually started on site in March 2025 with total decimation and removal of hundreds of years old trees of a large area (approx 1/4 ha). This is not only unsightly in a rural area but removes important screening to Bowe Cottage and exposes the addition of many unsightly industrial storage containers (see separate email).
- It states current use of the site is a repair garage - as already stated, it is NOT and never has been a Repair Garage - it was run for decades as a Landscape Gardening Business.
- The proposed development states the type of walls and roof to be used - my observation suggests that this work has already been carried out on what was the existing workshop.
- The Landscape Gardening Business was never open to the General Public.
- The Application clearly states that there are no trees and hedges on this site and none that could influence the local landscape character. Whilst technically the Application is confined to the site outlined in red, the curtilage was significantly screened by natural vegetation and trees.
- The application states that any surface water will be disposed of via a main sewer - it is my understanding that the property is not on a main sewer and has its own Septic Tank.
- By the nature of the Landscape Gardening business, most of the work/business was offsite not on site - which makes a substantial difference. As previously mentioned, the Landscape Gardening business was never open for public access.
- The whole Biodiversity and Geological Conservation has already been affected by the decimation of the trees and woodland so again this section has been wrongly answered on all counts.

Other obvious anomalies in the Application:

- Foul Sewage - they don't know how it is going to be disposed of?
- Waste storage and collection?
- How will oil, battery fluids, trade waste be disposed of?
- Employment and Hours of Opening - How is a Garage and MOT centre run with no employees and no hours of opening?

- The Site is now 100% visible and can now (but not previously as a Landscape Gardening business) be seen from a public road, public footpath and adjoining and adjacent properties.
- The Noise Survey - whilst the volume of noise may be similar, the duration of disturbance will be exacerbated by a Repair Garage open to the public and carrying out repairs and MOTs 6 days a week. (Plus the removal of surrounding trees and woodland so any noise will no longer be naturally absorbed).

- This proposed MOT workshop/garage area, is on [REDACTED]

[REDACTED]
obvious disruption would undoubtedly be intrusive and detrimental.

For all the reasons above and the nature of the intended Garage business, this operation is far more suited to an Industrial site rather than a beautiful rural countryside location, home to many and full of vegetation and wildlife.

I urge RVBC to deny this Application and safeguard our beautiful spaces for both ourselves and our future generations.

Best regards
[REDACTED]

Sent from my iPhone

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 June 2025 12:26
To: Planning
Subject: Planning Application Comments - 3/2025/0381 FS-Case-724984930

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0381

Address of Development: Lane Ends Farm, Hothersall Lane, Hothersall PR3 2XB

Comments: Please see below my observations regarding the above Planning Application:

- The Application states that Lane Ends Farm is an existing repair garage - it is NOT and never has been operated as a garage. It was a Landscape Gardening Business for decades which had a basic workshop to repair and maintain their own vehicles, as necessary to run the Landscape Gardening business.
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This Operation is far more suited to an Industrial site rather than a beautiful rural countryside location, home to many and full of vegetation and wildlife.