

[REDACTED]

From: [REDACTED]
Sent: 28 September 2025 22:37
To: Planning
Subject: Planning application 3/2025/0688

Importance: High

⚠ 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.

We would like to raise several comments regarding the above planning application.

Firstly, there was a letter received regarding this application addressed [REDACTED] happened [REDACTED] This is [REDACTED] not receive any notification but happened to see the application on the web site.

Secondly, the submitted plans registering how the current situation is are inaccurate, with omissions from the current situation. This would need correction before proper consideration could realistically be undertaken by the planning office.

The application gives the impression that this entrance is merely being returned to a previous use. Previous planning applications have stated that this entrance was for domestic use and for a second entrance in emergency. The priority for the industrial estate as a whole appears to have centred more on the 2nd and 3rd phases with the drainage being sorted and the entrance enhanced and well demarcated. The original phase one has had no completion to the tarmac, large pot holes persist and there has been no completion of the plans as previously approved by the council. This leads to concerns that this plan, other than fencing off between the sections, will also remain unfinished.

With regard to the entrance itself [REDACTED] which give us concerns. [REDACTED] low to the ground and it wouldn't take much for the "rumble strip" to be changed to a sleeping policeman. Then that car would never be able to exit at all. This physical barrier of whatever variety on the surface of the road, will exacerbate the increase in flow of the surface water experienced since the estate was created. It will restrict water flow to the road (where we were informed was the only drain area for this part of the estate). We already are having to consider putting in extra drainage in the front garden of the house due to the water logging that always occurs after a period of rain together with damage to the tarmac.

The [REDACTED] is a [REDACTED] [REDACTED] that we fear would have considerable difficulty getting out of the driveway and then out the exit as proposed, especially with the cars that tend to [REDACTED] (which I presume will be a greater issue with reduced parking available).

I would also ask if there has been any data collected or estimated as to the increase in traffic going past the [REDACTED] in and out of the emergency exit when the phase one becomes cut off from the other phases? All customers, owners and suppliers will then be using the one exit in and out. Is there any consideration of what will happen to deal with larger or articulated vehicles arriving from suppliers to the units within phase one and their turn around and waiting? I am a [REDACTED] at the [REDACTED] [REDACTED] I need to leave immediately if called upon and even a slight delay can be significant. This is especially true on a Saturday day time or early hours if vehicles are parked up close to the end of the drive.

In essence we have had no discussion around the proposed changes. We are not sure if the whole plan would be completed and if that, then with sensitivity to the impact it would have on ourselves. We moved here having carefully studied the working arrangements of the units and the industrial estate as a whole. The falling out of the two co-owners resulting in this partitioning should not adversely affect us as it is not part of the original agreement.

We cannot be reassured that the changes would be done in such a way as to cause limited or no inconvenience and would therefore request a meeting of interested parties to discuss and clarify the above points. We are concerned it will make entry and exit difficult for us and increasing noise from what was initially the emergency secondary entrance only.

I look forward to your response and discussing this with your planning officer and possibly the applicant.

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 September 2025 20:47
To: Planning
Subject: Planning Application Comments - 3/2025/0688 FS-Case-752444198

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0688

Address of Development: Former Genus Site (Units 1-21 Mitton Road Business Park) Mitton Road Whalley BB7 9JY

Comments: The application says a notification was sent to the [REDACTED] with a closing date for comments by the 2nd October. To date (26th September) NO letter has been received which is an atrocious failure of planning responsibilities. We will discuss with [REDACTED] but we reject the imposition of this application when NO consultation has been carried out with the residential properties directly affected.

When we purchased [REDACTED] back in [REDACTED] we were advised that the small access road [REDACTED] was primarily for our use with emergency access for the business park. We have been in constant touch with the RVBC Planning department about this access and the plans that were submitted to build a fence separating [REDACTED] from the estate. There is constant traffic already through the small access road and this proposal would increase that significantly with cars, vans and HGV's. This application seems to be the result of the [REDACTED] splitting the estate between them and not taking into account the original planning applications.

We ask for a meeting with RVBC Planning Department and [REDACTED] to discuss the application