

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 December 2025 08:55
To: Planning
Subject: Planning Application Comments - 3/2025/0794 FS-Case-774703952

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0794

Address of Development: Old Dairy Farm, Chipping Road, Chaigley, BB7 3LS

Comments: No objection to a proposed change of use which has the potential to boost the economic benefits locally whilst also improving the appearance of the locality if done sympathetically. Would assume that consents would include conditions to address any local infrastructure changes potentially needed to accommodate the change of use and alleviate concerns of local residents.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 December 2025 12:52
To: Planning
Subject: Planning Application Comments - 3/2025/0794 FS-Case-774815150

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0794

Address of Development: Old Dairy Farm, Chipping Road, Chaigley BB8 3LS

Comments: Firstly, please be advised that we received your letter dated 4th Dec 2025 advising us of this amended planning application, in the lunchtime post yesterday - 17th Dec 2025. Therefore we have had minimal time to review the amended planning application or consider our responses. Clearly more time than the standard 14 days should have been allowed for responses to this planning application given the Christmas post is always subject to delay plus for the last few months we get one postal delivery a week - if we are lucky.

It would appear that the amended planning application is for one large building housing offices - it is not clear if these are for the use of one business or will be occupied by several businesses - plus increased parking spaces from 26spaces on the original application to 30 spaces on the amended application plus a small bike shed / storage unit.

Our objections remain as lined in our comments submitted in response to the original planning application - please see FS Case 761920303.

However for ease and to ensure that it is clear to the Council of our extreme concerns with the proposed plans, I have copied and pasted our comments below

[REDACTED] have received notification of proposed change to an agricultural building at the Old Dairy Farm which is opposite to Chaigley Court. We wish to lodge the following comments in objection to this change of use:
1. It is not clear from the application what the units, which are proposed to replace the agricultural building, are to be used for - craft workshops, commercial units or offices, retail sites? Clearly the nature of the units has a big impact of the amount of traffic that will need to access them not to mention potential noise impacts to a rural location. Also the number of units planned is not clear. From the drawings it would appear that 22 units are to be created (the Highways Agency report mentions 29) yet the planning application refers to 15 car trips

on average

per day. 15 car trips is less than 0.7 trips per unit and is clearly an underestimate as several people could be

working out of a unit and clients and customers may also visit the site. There are some 27 properties in Chaigley

Court and Dairy Cottages, to add 22 units to this small area practically doubles the number of buildings in a very

small area. See also point 6 below.

2. The number of parking spaces allocated on the plans submitted seems wholly inadequate based on the

number of units planned. Also the car parking space seems to be quite tight making manoeuvring difficult.

Chaigley Court already suffers from parking difficulties and we can envisage that if people using the proposed

units at the Old Dairy Farm cannot find a space in the car park there they will be tempted to use the car park at

Chaigley Court thus compounding the difficulties faced by residents and visitors to Chaigley Court.

3. Chipping Road is a relatively narrow and winding country road with no footpaths or street lighting. As regular

users of the road we have witnessed several accidents and many near misses and know that some drivers drive

with excessive speed and without the due care needed. In particular some do not expect to encounter drivers

accessing Chipping Road. Line of sight is a particular issue affected the area of Chipping Road where Old Dairy

Farm and Chaigley Court are located. Indeed, a condition of the planning permission for Chaigley Court was that

the entrance to Chaigley Court nearest to that proposed for the new units at Old Dairy Farm, can only be used to

access Chaigley Court and CANNOT be used to egress Chaigley Court. We fully concur with the concerns

expressed by the Highways Authority that any increase in the regular travel to this area would be problematic and

could increase the risk of accidents. Also it should be noted that currently it is largely agricultural vehicles that

access and exit Old Dairy Farm and the driving position of these is typically much higher than that of a normal car.

4. With no public transport to Old Dairy Farm, and a lack of footpaths, Old Dairy farm can only be accessed by

cars. Even cycling to the site is not easy (my partner and I are leisure cyclists so know the area well) as the

road from Clitheroe to Old Dairy Farm includes a steep incline from Hodder Bridge with a blind bend halfway up

the hill. We have often witnessed bad driving from some people when they encounter a cyclist on the hill.

5. The proposed entrance to the new units at Old Dairy Farm is currently not used to access the farm. However it

is often used by people accessing some of the properties opposite to safely manoeuvre vehicles into their drive

way. If this is to be a vehicle entrance to Old Dairy Farm then we can envisage a higher risk of

accidents for those who live opposite and indeed people slowing down to turn into Chaigley Court.

6. There is no mains sewage to Chaigley Court or the surrounding farms. There is no mention in the planning application of how sewage will be managed. If the number of units is 22 and assume that on average the occupation of these is 1.5 people per unit, that is an additional 33 people adding to the sewage capacity of the area which must a roughly a 50% increase in usage.

7. Finally, whilst we appreciate & support the need of the farming community to look for alternative revenue streams in the current climate, the number of units proposed in this planning application is excessive and the impact of this cannot be sustained by the infrastructure that exists in this rural area.