

[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 09 November 2025 18:52  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0794 FS-Case-764002961

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0794

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

**Comments:** From [REDACTED], I fully appreciate the economic need for agricultural diversification and would support proposals that do not create negative impacts on the landscape, environment, visual amenity, infrastructure, peace, or safety of the surrounding area.

However, based on the information provided, it is unclear that these considerations have been adequately addressed in the current planning proposal.

I therefore wish to raise the following objections to the proposed change of use:

**1. Density of Units**

The proposed number of units appears alarmingly excessive. The application documentation references 22 units, while the Highways report refers to 29. This level of development is disproportionate to the site and its rural setting.

**2. Parking Capacity and Overspill Risk**

The 26 parking spaces indicated also appear excessive in visual terms, yet insufficient when compared to the number of units proposed. This is likely to lead to congestion, visual impact and increases the risk of overspill parking within Chaigley Court's private parking areas, which are already at capacity.

**3. Underestimation of Traffic Levels**

The suggestion of only 15 vehicle movements per day for 22 units is unrealistic. Many units may support several staff, with customers or clients also visiting. This could result in significantly increased daily traffic movements, further exacerbating the already existing highway safety concerns.

**4. Existing Highway Safety Issues**

The road adjacent to the site is already hazardous, with blind bends, the steep hill gradient, frequent fast flowing surface road water and flooding, constrained passing points by vehicles at speed, and

already difficult and hazardous site entrances. I have been aware of and seen numerous near misses. The conditions are unsuitable for increased traffic, and the area is already unsafe for pedestrians. It is a section of road where already sadly, [REDACTED] to access the nearby footpath from home and have to instead, travel by car to get to the nearby footpath.

#### 5. Lack of Clarity on Building Materials / Visual Impact

There appears to be no detail regarding the materials to be used, appearance or construction of the proposed units. If they are to be portacabins, or container style cabins, they would be visually inappropriate and inconsistent with the character of the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

#### 6. Lack of Landscape Screening

The proposal appears not to include clear provision for appropriate soft landscaping such as trees, hedgerows, or other natural screening measures.

#### 7. Visual Impact on Local Residents and the AONB

The site is directly visible from Chaigley Court and the roadside, and the existing hedgerow is low in height. A development of this scale, combined with parking areas, would create a significant and harmful visual impact for both local residents and those passing through the AONB. Highways sightline requirements (0.9m height over 215m) would further reduce screening and increase visual intrusion.

#### 8. Noise Impact

Noise is likely to carry from the site to [REDACTED] residential properties. There are no assurances regarding the types of businesses that would occupy the units, nor the potential for ongoing noise disturbance in an area valued for its peace and rural character.

In summary, I believe that the proposed development would have a detrimental impact on the landscape, environment, visual amenity, infrastructure, tranquillity, and overall safety of the area. There is no evidence that the proposal seeks to protect, conserve, or enhance the landscape character of the Forest of Bowland AONB, as would be expected for development within such a sensitive and valued environment.

My comments reflecting the criteria referenced within the:

Ribble Valley Borough Council: Core Strategy 2008 – 2028 A Local Plan for Ribble Valley  
Points amongst which include:

#### POLICY DMB2: THE CONVERSION OF BARNES AND OTHER RURAL BUILDINGS FOR EMPLOYMENT USES

10.24 PLANNING PERMISSION WILL BE GRANTED FOR EMPLOYMENT GENERATING USES IN BARNES AND OTHER RURAL BUILDINGS, PROVIDED ALL OF THE FOLLOWING CRITERIA ARE MET:

1. THE PROPOSED USE WILL NOT CAUSE UNACCEPTABLE DISTURBANCE TO NEIGHBOURS IN ANY WAY.
2. THE BUILDING HAS A GENUINE HISTORY OF USE FOR AGRICULTURE OR OTHER RURAL ENTERPRISE.
3. THE BUILDING IS STRUCTURALLY SOUND AND CAPABLE OF CONVERSION FOR THE PROPOSED USE, WITHOUT THE NEED FOR MAJOR ALTERATIONS WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF THE BUILDING.
4. THE IMPACT OF THE PROPOSAL OR ADDITIONAL ELEMENTS LIKELY TO BE REQUIRED FOR THE PROPER OPERATION OF THE BUILDING WILL NOT HARM THE APPEARANCE OR FUNCTION OF THE

AREA IN WHICH IT IS SITUATED.

5. THE ACCESS TO THE SITE IS OF A SAFE STANDARD OR IS CAPABLE OF BEING IMPROVED TO A SAFE STANDARD WITHOUT HARMING THE APPEARANCE OF THE AREA.

6. THE DESIGN OF THE CONVERSION SHOULD BE OF A HIGH STANDARD AND BE IN KEEPING WITH LOCAL TRADITION, PARTICULARLY IN TERMS OF MATERIALS, GEOMETRIC FORM AND WINDOW AND DOOR OPENINGS.

Core Strategy Adoption version 110 7. THAT ANY EXISTING NATURE CONSERVATION ASPECTS OF THE EXISTING STRUCTURE ARE PROPERLY SURVEYED AND WHERE JUDGED TO BE SIGNIFICANT PRESERVED OR, IF THIS IS NOT POSSIBLE, THEN ANY LOSS ADEQUATELY MITIGATED.

THE CONVERSION OF BUILDINGS SHOULD BE OF A HIGH STANDARD AND IN KEEPING WITH LOCAL TRADITION. THE IMPACT OF THE DEVELOPMENT, INCLUDING THE CREATION OF SERVICING, STORAGE AREAS AND CAR PARKING FACILITIES (OR OTHER ADDITIONS) SHOULD NOT HARM THE APPEARANCE OR FUNCTION OF THE AREA IN WHICH IT IS SITUATED.

THE AONB MANAGEMENT PLAN SHOULD BE CONSIDERED AND WILL BE USED BY THE COUNCIL IN DETERMINING PLANNING APPLICATIONS. PROPOSALS FOR THE CONVERSION OF BUILDINGS FOR EMPLOYMENT PURPOSES THAT INCLUDE RESIDENTIAL ACCOMMODATION WILL BE CAREFULLY ASSESSED.

#### KEY STATEMENT EN2: LANDSCAPE

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

The Council considers that it is important to ensure development proposals do not serve to undermine the inherent quality of the landscape. Particular regard, consistent with the designation as AONB, will be given to matters of design and impact with an expectation that the highest standards of design will be required. The Council will also seek to ensure that the open countryside is protected from inappropriate development. Developers should adopt a non-standardised approach to design which recognises and enhances local distinctiveness, landscape character, the quality of the built fabric, historic patterns and landscape tranquillity.

[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 10 November 2025 10:19  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0794 FS-Case-764132807

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0794

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

**Comments:** The number of office units and expected number of cars seems excessive. The plan suggests one car per office unit, which doesn't seem realistic. The proposal mentions 15 car trips on average per day, which does not match the number of units. Such a development will create excessive traffic and noise during rush hour, and potentially turn the road into a bottleneck to access our homes. The type of office units, effectively portable cabins, will be unsightly, especially as it seems that the existing hedge would need to be removed for traffic visibility. It is a real concern that the appearance will considerably devalue all the properties in Chaigley Court.

[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 11 November 2025 11:54  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0794 FS-Case-764543078

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] 2025/0794

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

**Comments:** No objection to a proposed change of use for the current unsightly building which is deemed no longer fit for purpose, and that this change would have economic benefits locally whilst also improving the appearance of the locality. Would assume that consents would include conditions to address any local infrastructure changes potentially needed to accommodate the change of use.

[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 11 November 2025 16:06  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0794 FS-Case-764630910

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0794

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

**Comments:** [REDACTED] and offer the following areas of concern to be considered in objection to the current planning proposal for Old Dairy Farm BB7 3LS,

Highway Safety: Chipping Road, passing Old Dairy Farm, and Chaigley Court already has safety issues including -

Blind bends, obstructing line of sight

Steep hill/blind bends approaching from Higher Hodder

Narrow road with few passing points for even small cars

Existing hazardous site entrances

These conditions make it unsuitable for increasing traffic volume in an area already unsafe for pedestrians, as well as there being no footpath or street lighting when dark.

From the plans, which seem lacking in detail, I am concerned about the large impact the proposed number of units will have on the amount of traffic to access and exit them. Any increase in the amount of traffic to and from the proposed development would be problematic in that it would increase the risks of congestion but more importantly, accidents. In fact, we have witnessed many 'near misses' since [REDACTED]

Also, the height of vehicles' driving positions is a factor for safety considerations. Currently, most vehicles using the entrance to the site are farm vehicles with high cabs. Drivers can see over existing hedges and approaching vehicles can see them. If there is a change, the cars/vans will have a lower driving position, making their line of vision obstructed. So drivers approaching the site entrance on Chipping Road will seldom see vehicles exiting and vehicles attempting to exit the site will have obstructed views when accessing Chipping Road. This will result in a higher risk of accidents as well as for those slowing down to access Chaigley Court.

We are unclear as to why planning states 15 vehicle movements per day, when there are 22 units.

With at least one person per unit plus visiting clients, plus the fact that 29 units are mentioned in the report, there would be far more daily movement. With only 26 parking spaces being allocated, there is a concern that visitors to the units would then park in Chaigley Court's private parking zones. The increase in traffic to and from these units will certainly impact the rural location.

The planning refers to the units being for 'offices.' If the planning were to be given the go ahead, there must be strict adherence to these type of businesses and not suddenly be extended to industry/garage work etc. thus increasing the noise pollution to this rural area.

Chaigley Court's sewage relies on a septic tank. How would the large increase in human activity be managed, and what would the knock on effect be for current residents?

Screening measures and any 'storage containers' used must be made of materials that reflect the nature and character of the surroundings of an AONB.

Our concern centres on the size and nature of the planning proposal and whether there would be a detrimental effect on both the current infrastructure and safety for road users in this rural area.

[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 11 November 2025 19:31  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0794 FS-Case-764714214

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0794

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

**Comments:** We have concerns over the use of the proposed buildings. It is not clear in the documentation what they will be used for and the total number of them. We are also concerned about the increase in vehicles to the area on what can already be a dangerous road to walkers and cyclists. The parking does not seem to tally up with the number of units shows on the development plan. We already struggle for parking in the court and we do not need an increase in people trying to use the carpark on Chaigley court. Noise pollution is also something of a concern in what is normally a quiet rural part of Clitheroe. [REDACTED] are right on the road and an increase in number of vehicles and people is of great worry.