

Nicola Gunn

From: Planning
Subject: FW: FAO: Ben Taylor - Grindleton Parish Council consultation feedback 3/2025/0830 Greenbanks Farm, Green Lane, Grindleton BB7 4QJ

From: grindletonpc <grindletonparishcouncil@gmail.com>
Sent: 31 March 2026 10:06
To: Planning <planning@ribblevalley.gov.uk>
Cc:
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Good morning Ben,

I write on behalf of the Chair and councillors of Grindleton Parish Council in response to the above planning application which has a consultation closing date of 2nd April 2026.

The parish council wishes to record their objection to this application in its current form.

The principle grounds for objection are -

- 1. Highway safety issues and traffic generation**
- 2. Effect on protected views**
- 3. Environmental and ecological considerations**

1. Highway safety issues and traffic generation

- The parish council are concerned about the amount of Fox's vehicles currently using Green Lane, it believes that if approved this application, although proposed for vehicular storage, will further increase vehicular movements.
- The parish council have been informed that some vehicles entering this site currently are carrying spoil, this raises concern that the proposed agricultural application may unintentionally serve as an extension of the haulage business operated by the applicant.
- The amount of traffic currently using Green Lane is having a detrimental effect on pedestrians and horses using the bridleway, the footfall and horse numbers have significantly reduced since the large lorry numbers have increased.

2. Effect on protected views

- The parish council observe that following a previous planning approved planning application approximately seven years ago a building was erected on this site directly in line of a protected view from Main Street, the impact of this was made worse by the removal of a number of very large trees, the addition of another building will affect the protected view further.

3. Environmental and ecological considerations

- The local community has become increasingly concerned about tipping activities close to the stream on the proposed site. Manure storage and any effluence could exacerbate these environmental concerns, the application states that the proximity of West Clough Brook is over 20m away, this has not been verified by the parish council.
- Tipping at this site has negatively impacted on flora and fauna, the removal of ancient hedgerows has had a critical impact on providing habitat for various species. The development application states that no trees will be removed on site, all those on site are important native species of significant biodiversity value, contributing to the wider woodland area. It is now the nesting season; it is not permitted to cut down any trees or disturb nesting birds during this period.
- The Biodiversity Net Gain (BNG) proposal as it stands does not satisfy, It appears what is being suggested is that an improvement in biodiversity is achieved by 'offsetting' through tree planting on a different site, this information is vague and confusing. There is no detail on tree species, number of trees etc. The Parish Council urges the district council to ensure their local surveyors and developers are taking the BNG legislation seriously, particularly as the site is within a Natural Landscapes area.
- The application acknowledges the presence of 'protected or priority species on the land near to or adjacent to the project', the parish council notes that there is no Ecological Survey provided to accompany the application and to assess the impact of the proposed agricultural building and associated activities on local wildlife.
- The Parish Council urges the district council to fulfil their statutory duties with regards to Natural England's advice to assess the impact on air pollution, potential odour has not been acknowledged.
- The proposed new building site will need significant levelling and in-filling, this will come close to the edge of the valley, this application may therefore have an effect on the surrounding environment.
- Views on Google Earth images (2024 compared to 2025) show some sort of *potentially* extensive ground disturbance taking place at the site, this may/may not be attributed to ground re-profiling. Reprofiling land to increase usable land, whilst common practice on farms, may be subject to licensing requirements from The Environment Agency.

best wishes

Tracey Boswell

Clerk Grindleton Parish Council