

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 May 2026 15:53
To: Planning
Subject: Planning Application Comments - 3/2025/0922 FS-Case-837532235

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0922

Address of Development: Land adjacent Tithe Barn Cottages Pendleton Road Wiswell BB7 9BZ

Comments: To whom it may concern,
Re: Planning Application Reference 38008
Land adjacent to Tithe Barn Cottages, Pendleton Road, Wiswell, BB7 9BZ
Applicant: Mr T McSorley

We write as [REDACTED] Tithe Barn Cottages to strongly object to the proposed conversion of the existing storage shed into a residential dwelling. we have previously submitted objections both to Ribble Valley Borough Council and to the Planning Inspectorate regarding this proposal, and nothing material has changed to justify a different conclusion being reached.

The condition of the site over a prolonged period demonstrates a complete lack of proper management and respect for the surrounding countryside. The land has become an eyesore, containing broken glass, rubble, piles of soil, builders' bags and other accumulated debris. Metal shipping containers remain positioned within the field, while a partially erected greenhouse and abandoned raised beds have been left to become overgrown with weeds. Works appear to be started and then abandoned without completion. The overall appearance of the site is entirely out of keeping with the rural character of the area and is detrimental to the visual amenity enjoyed by neighbouring residents.

The proposal also raises serious concerns regarding its practicality and credibility. There is currently no mains electricity connected to the site, yet the application refers to the installation of an electric vehicle charging point. It is difficult to understand how such infrastructure could realistically operate in the absence of a mains supply.

The application's reference to public transport accessibility is also misleading. Wiswell has extremely limited, if any, meaningful public transport provision. This is a highly rural location on the edge of the settlement and future occupiers would inevitably be heavily reliant on private vehicles. The application therefore fails to accurately reflect the realities of the site's location.

I am also highly sceptical that the existing wooden shed could structurally support the extent of works proposed, including a tiled roof and a full solar panel array, without substantial rebuilding and reinforcement. This calls into question whether this can genuinely be described as a "conversion" at all. In reality, the proposal appears far closer to the construction of a new dwelling under the guise of converting an existing structure.

Furthermore, the application claims that existing trees and hedging provide screening and preserve

privacy. However, if the visibility splays required by the Highways Authority are to be achieved and maintained, it is entirely possible that much of this vegetation will need to be removed or significantly reduced. This would further expose the site and undermine claims that neighbouring amenity and the character of the countryside would remain unaffected.

As [REDACTED] residents, we may not be planning professionals, but we do expect planning policy and regulations to be applied consistently and robustly. Allowing the continued piecemeal and uncontrolled development of this site would set an extremely concerning precedent. The current condition and appearance of the land already have a harmful impact on the open countryside and on those living nearby.

For all of the reasons outlined above, I strongly urge the Council to refuse this application.

Yours faithfully,

[REDACTED]



12th May 2026

Ribble Valley Borough Council
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

13 MAY 2026

FAO Ben Taylor

REF: Planning application No: 3/2025/0922

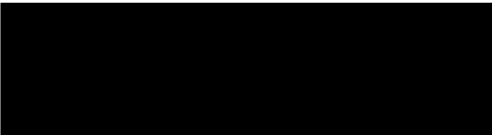
GRID REF: 374829 437715

Dear Mr. Taylor,

I am writing in relation to the above planning application, to advise our objections. We are strongly against this development for a number of reasons. Please find attached details.

Thank you for taking our points into consideration.

Yours sincerely,



Planning Application No: 3/2025/0922

The original planning application for this was rejected and these new plans don't offer any substantial changes therefore all of the original objections remain the same. There are only 3 small points of change that I can see. One is to add a window, another is to use stone on the building and the final one is to enter and exit the site in a forward movement. On the third point this is only possible due to the landowner previously having the grassed area replaced with hardcore. This harms the natural biodiversity of the land. In the transport statement it also mentions that visibility needs to be made greater. Their stated intention is to cut back the hedging alongside the lane. This changes the environment and appearance of the area.

Point 2.2 refers to the building being granted for agricultural use, it hasn't ever been used for that.

There is reference in point 2.3 that the site is no longer feasible for agricultural use but it doesn't explain why. This is a field of just over 4 acres and surely can be used for agricultural needs.

4.3. DS1 refers to proven local needs, the applicant doesn't live in the area. It also refers to Regeneration Benefits. This isn't regenerating, it is trying to get planning permission to change a purpose built shed into a house.

4.3. DMG2 states that 2 of 6 points must be satisfied. None of the points apply to this application.

4.3. DMG3 relates to local public transport links. There aren't any public transport links in Wiswell.

5.7 states that the building was there when the applicant bought the land. This wasn't the case. The existing building was merely a shed. It goes on to state that it is fully insulated – why would an agricultural building need to be fully insulated?

5.11 refers to the land having a genuine history of use for agriculture and has been used for that since the 1960's. I'm not sure what genuine history is but the land certainly hasn't been used for many years, although there isn't a reason I know of that it couldn't be used for agriculture.

5.13 refers to the re-use of existing buildings but this is only an existing shed that was given planning to be extended for agricultural use.

5.16 refers to the applicant not being able to buy or rent alternative accommodation on the open market. Why can't they? Even if that is the case, which I can't think of a reason why it would be, why would this justify building a house on a field?