

[REDACTED]

From: [REDACTED]
Sent: 11 May 2026 10:23
To: Planning
Subject: 3/2026/0058

 **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.

Hello

Re planning application 3/2026/0058
8 Bank Cottages

I would like to put an objection to the above planning application. Since gate been put in, cars being parked on pavement of Whalley Road. They are not leaving enough room to pass, meaning having to walk in road. It is putting lives at risk

Photo's attached.

Regards



From: Planning
Subject: FW: Ref : Bank Cottages Response to Planning Ref : 3/2026/0058

From: Planning <planning@ribblevalley.gov.uk>
Sent: 12 May 2026 14:20
To:
Cc: Planning <planning@ribblevalley.gov.uk>
Subject: RE: Ref : Bank Cottages Response to Planning Ref : 3/2026/0058

Dear

The points are still considered by the officer but as stated in the previous email as per the scheme of delegation, one letter submitted on behalf of multiple addresses will be counted as one objection.

If [REDACTED] would like to submit individual representations, there is still the opportunity to do so as the officer has not yet written her report.

Kind regards

Planning Department

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA
T: 01200 425111 | E: planning@ribblevalley.gov.uk | W: www.ribblevalley.gov.uk

[REDACTED]

From: [REDACTED]
Sent: 12 May 2026 09:43
To: Planning
Cc: [REDACTED]
Subject: Re: Ref : Bank Cottages Response to Planning Ref : 3/2026/0058

⚠ 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.

Emily

Apologies for the additional e-mails, but to include a footnote to my previous mail. Before our joint statement was submitted, [REDACTED] properties had a hard copy of our statement in good time, so they have all seen and read what we are objecting too.

Regards

[REDACTED]

From: Planning <planning@ribblevalley.gov.uk>
Sent: Tuesday, May 12, 2026 8:37 AM
To: [REDACTED]
Subject: Automatic reply: Ref : Bank Cottages Response to Planning Ref : 3/2026/0058

Thank you for contacting the Planning Department. Your email has been received.

Please note:

If your email was in response to a consultation about a current planning application, we will not respond to your comments, but they will be taken into account by the planning officer when determining the application.

If your email was to ask for general advice in relation to the planning process, please visit <https://www.planningportal.co.uk/>

If you require more detailed pre application advice in respect of a development proposal we offer a limited pre application advice service for which there is a fee https://www.ribblevalley.gov.uk/info/200361/planning_applications/1597/how_to_apply_for_planning_permission.

If your email was in relation to a breach of planning rules, please forward your query to planning.enforcement@ribblevalley.gov.uk

You will need to make an appointment to carry out a personal search at our offices, or to view archived planning applications and there is a charge for copies of decision notices or documents.
Ribble Valley's visitor economy is booming – and our tourism team has won a top award for its eye-catching stand at the British Tourism and Travel show.

From: Planning
Subject: FW: Ref : Bank Cottages Response to Planning Ref : 3/2026/0058

From:
Sent: 12 May 2026 09:37
To: Planning <planning@ribblevalley.gov.uk>
Cc:
Subject: Re: Ref : Bank Cottages Response to Planning Ref : 3/2026/0058

⚠ External Email

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Morning Emily

I am very disappointed to read your previous comment. We as a collective were unaware that a joint objection only counted as 1, surely this is not right.

If it had been made clear to us, we would have prepared individual objections!

As you have seen there has been a sizable response from the residents and landlords at Bank Cottages, we are not happy with this proposed business as it infringes on our privacy among other issues.

Regards

From:
Sent: Tuesday, May 12, 2026 8:13 AM
To:
Subject: Fw: Ref : Bank Cottages Response to Planning Ref : 3/2026/0058

Please see attached response.

From: Planning <planning@ribblevalley.gov.uk>
Sent: Friday, May 8, 2026 9:39 AM
To:
Subject: RE: Ref : Bank Cottages Response to Planning Ref : 3/2026/0058

[REDACTED]

From: Planning
Sent: 08 May 2026 10:40
To: [REDACTED]
Subject: RE: Ref : Bank Cottages Response to Planning Ref : 3/2026/0058

[REDACTED]

Thank you for confirming.

For the avoidance of doubt, as per the scheme of delegation, one letter submitted on behalf of multiple addresses will be counted as one objection. All of the comments made within the objection will be taken into consideration regardless. However, only when an application receives 10 or more objections will it be put before planning committee, otherwise it will be determined under delegated powers.

Kind regards.

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

Further information and additional advice on permitted development rights and submitting planning applications can be found at www.planningportal.co.uk

From: [REDACTED]
Sent: 07 May 2026 19:54
To: Planning <planning@ribblevalley.gov.uk>
Subject: Re: Ref : Bank Cottages Response to Planning Ref : 3/2026/0058

⚠ 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.

Yes, we would like to continue with our objections to the application.

[REDACTED]

From: Planning <planning@ribblevalley.gov.uk>
Sent: Tuesday, May 5, 2026 4:34 PM
[REDACTED]
Cc: Planning <planning@ribblevalley.gov.uk>
Subject: RE: Ref : Bank Cottages Response to Planning Ref : 3/2026/0058

[REDACTED]

I have just come to redact the letter received with the residents signatures on, however I see that you have stated:

I would also like to ensure all, that there will not be any come back to this appeal as the Planning Council are obligated to maintain our anonymity.

This is not true, we are obliged under GDPR to redact any identifying information such as emails, phone numbers addresses etc for online, this link [Comment on a Planning Application – Ribble Valley Borough Council](#) is included in the neighbour notification letter you and your neighbours will have received which explains that the comments made on planning applications can be read by everyone including the applicant and will form part of a permanent public record from the day that we receive them - anyone can see your unredacted comments at any time should they request to see the planning file.

Please let me know how you would like to proceed.

Kind regards

Planning Department

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA
T: 01200 425111 | E: planning@ribblevalley.gov.uk | W: www.ribblevalley.gov.uk

[Redacted]
Sent: 05 May 2026 13:40
To: Planning <planning@ribblevalley.gov.uk>
Cc: [Redacted]
Subject: Ref : Bank Cottages Response to Planning Ref : 3/2026/0058

⚠ 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.

Good Afternoon, Emily

You will by now have had hard copies regarding Bank Cottages residents' appeal against planning reference 3/2026/0058.

I am just following up with an electronic copy of those documents, although we only have a hard copy of the signatures.

[Redacted]

[Redacted]

Regards

[REDACTED]

From: [REDACTED]
Sent: 05 May 2026 13:40
To: Planning
Cc: [REDACTED]
Subject: Ref : [REDACTED] Response to Planning Ref : 3/2026/0058
Attachments: Ribble Valley Borough Council 2.pdf; Planning Application No 8.pdf; Bank Cottages Residents.pdf

⚠ 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.

Good Afternoon, Emily

You will by now have had hard copies regarding [REDACTED] residents' appeal against planning reference 3/2026/0058.

I am just following up with an electronic copy of those documents, although we only have a hard copy of the signatures.

Residents who have responded: [REDACTED] have sent in their electronic appeal previously, [REDACTED]

From [REDACTED]

Regards

[REDACTED]

[REDACTED]

Ribble Valley Borough Council
Council Offices, Church Walk
Clitheroe, Lancashire.
BB7 2RA

Emily Pick-up

planning@ribblevalley.gov.uk

Your Ref: 3/2026/0058

24/04/2026

Dear Emily,

In response to the planning application referenced above.

Regulation of changes of use of Summer House to business use (sui generis) and installation of pedestrian access gate on Whalley Road. Location: 8 Bank Cottages

Whalley Road Billington BB7 9NL. Date letter received 18th April 2026.

In our opinion this application should have been a retrospective planning as the business has been up and running in excess of 9 months prior to the submission of a planning application (Business started trading July 2025, Hedge Entrance completed Boxing day 2025.)

Prior planning meeting issues – in person meeting September 2025 with Steve Maggs, Planning officer, Clitheroe Council Offices.

The planning application form appears to show several major discrepancies; we have addressed these anomalies in no particular order:

Section 6 Question - Is there an altered Pedestrian access proposed too or from the highway?

Answer – Applicant has marked **NO**. However there has recently been a new access installed from Whalley Road to this property on December 26th, 2025. (Boxing Day). Which has cut through the established border hedge, work completed by the Landlord prior to any planning applications.

Section 15 Question. Are there any trees or Hedges adjacent to the properties?

Answer – The Applicant has indicated there are **NO** trees or Hedges on the development site, as previously indicated there is a hedge which runs along Whalley road, the full length of Bank Cottages.

The Hedge was present (Recently removed December 2025) Local landscape character, applicant has ticked **NO**. Yet the landlord removed a portion of the hundred years plus Hawthorn hedgerow. In so doing upsetting local landscape character and environment.

Section 11 Foul Sewerage.

Answer. The Applicant has described the summerhouse as being connected to the Main Sewer. However, the Summer House is not connected to any mains water or sewerage system.(Hygiene issues within the summer house, no toilet facilities.)

Section 16 Trade Effluent Waste.

The Applicant has ticked **No** as their response. Most businesses have waste products IE; body oils, cleaning products, towels washing etc. (Commercial Waste) There are no facilities to deal with any waste items.

Section 20 - Hours of opening.

Answer.

- The Applicant has stated Mon – Friday two or three, one-hour sessions between 9.00 and 20.00. *This is more in the region, on occasional days of 7 clients per day. Hours ranging from 7.30 until 22.00 in the evenings.*
- On Saturdays the applicant states 2 to 3 1-hour sessions between 10.00 and 16.00. *This is more like 5 to 6 clients from 7.30 through to 22.00.*

- Sundays and Bank Holidays the Applicant has left blank. *At present there can be 5 to 6 clients from 7.30 until 20.00 on these days.*

Section 24.

The Applicant has stated that the gate and pathway off Whalley Road were all domestic and already existing. *This certainly was not the case and was a newly constructed access over the Christmas holiday, Boxing Day 2025 onto Whalley Road by the Applicants Landlord. (Surely this will affect the biodiversity within the hedge row).*

Under the Disabilities UK equality act of 2010. This new business access would not pass new business laws of legal equality access (Disabilities Act) steep steps, access ramps act.

OTHER ISSUES OF CONCERN

Impact on us as neighbours on this private un-adopted quiet residential row.

- 1) Coming and going of the Applicants business clients on a private back access track from 7.30 and up to 20.00 in the evenings ranging over a full 7 day week. Inconsiderate parking causing stress and nuisance to residents on the row, blocking their access out of their private homes. (Disrespectful) As we all live in a relatively tight area, we have made it work in the past by mutual respect for one another's needs and privacies.
- 2) The client's punters / strangers of the Applicant are [REDACTED] making neighbours feel very intimidated and uncomfortable in their own homes. This makes us feel vulnerable and in our opinion is disturbing and unacceptable.
- 3) Neighbours feel their security has now been breached with the removal of the long-established Hawthorne hedge, which provided a reasonable amount of security and privacy. Now in situ a small low wood gate, which is easily accessible to all public and undesirable people.

- 4) Precedence for business use!! We as residents feel that if this application is successful, it would set precedence for anybody else in [REDACTED] setting up a similar business, which would cause mayhem to this quiet residential row of cottages.
- 5) Due to the fact, that the Applicants property is rented, we feel that they have no financial or emotional investment in the property as others who live on [REDACTED] (Here today gone tomorrow)! Some residents have lived on this quiet backwater row for many years and have made large investments to make [REDACTED] a desirable place to live.

We thank you for giving us, the [REDACTED] the opportunity to object to this planning proposal.

Regards

For and on behalf of [REDACTED]

[REDACTED]

The Occupier Number.

Considering the resent planning submission, which all households should have recently received, for change of use to number 8 's summer house to a home run massage facility.

Many residents have already raised this issue with the local Council Offices. As an official Planning Application has now been raised, we now have a formal process whereby we can voice our opinions to this public facility.

I have included our response and would like to appeal to all who are not comfortable with this application to sign off our collective appeal.

We would like to submit this to the Planning officer by Friday 01/05/2026, this will give you time to absorb the application along with our response. Before our submission we would request that as many occupants sign the included register and post it through either [REDACTED] If you are a tenant, we would also ask if it were possible to include the landlord's signature, if you are in agreeance with our appeal.

I would also like to ensure all, that there will not be any come back to this appeal as the Planning Council are obligated to maintain our anonymity.

Regards

[REDACTED]

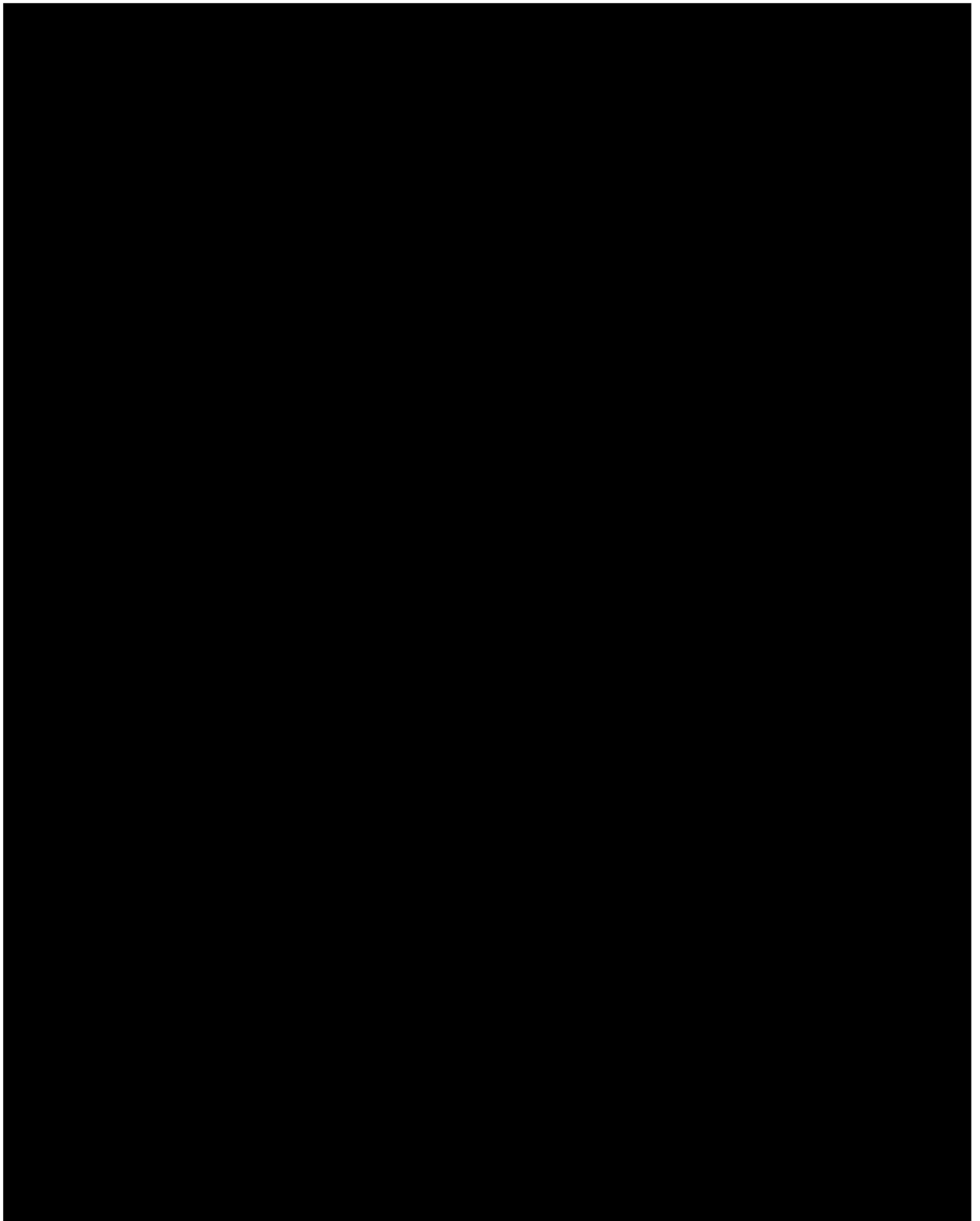
[REDACTED]

Footnote:

- ① Why on the last minute, did it say no objection re 8 Bank cottages when an E mail was sent within a few days of the P/App dated 16/4? Thought there would have been at least 1 objection from the E mail

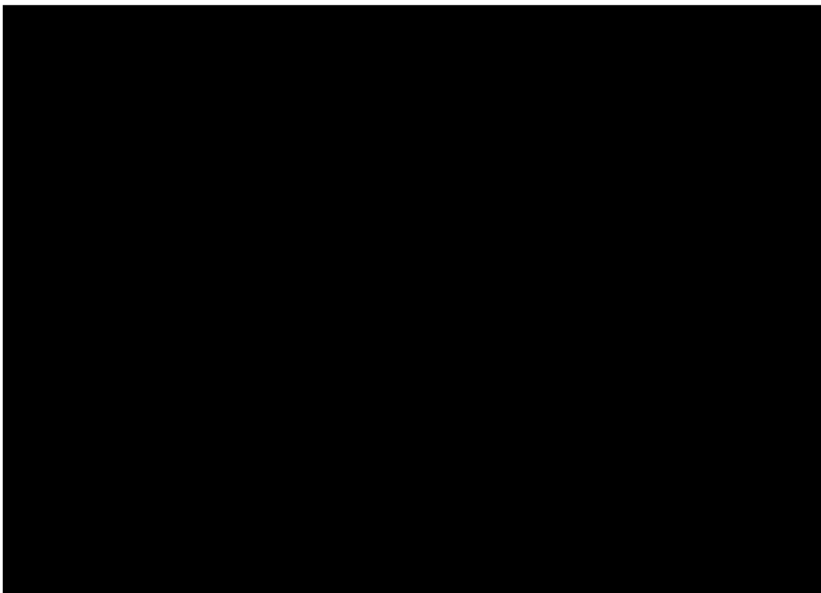
- ② All those most affected by this application have signed the objection See attached.

(Those that abstained are those least affected as they live at the end of the row near the steps leading up to Ebenezer Baptist church on the main Rd.





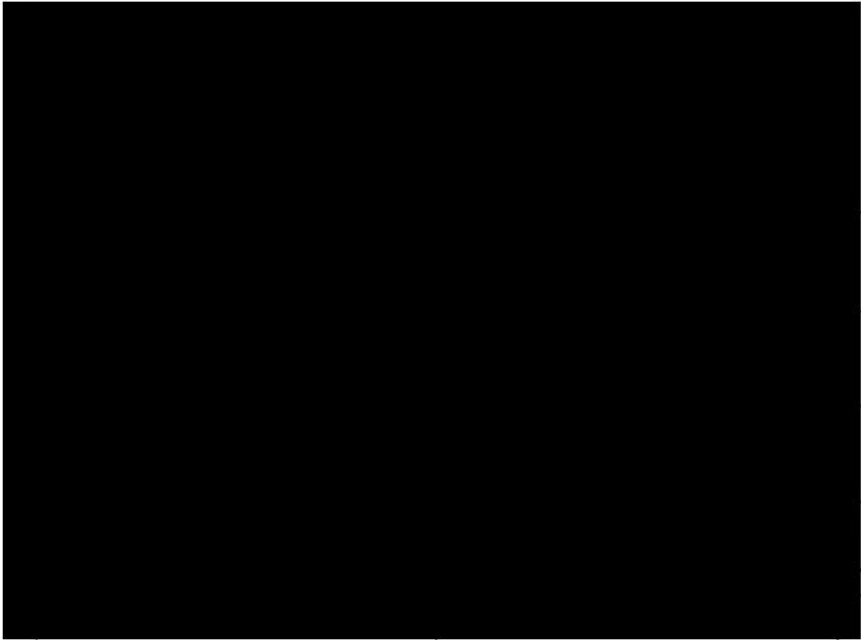
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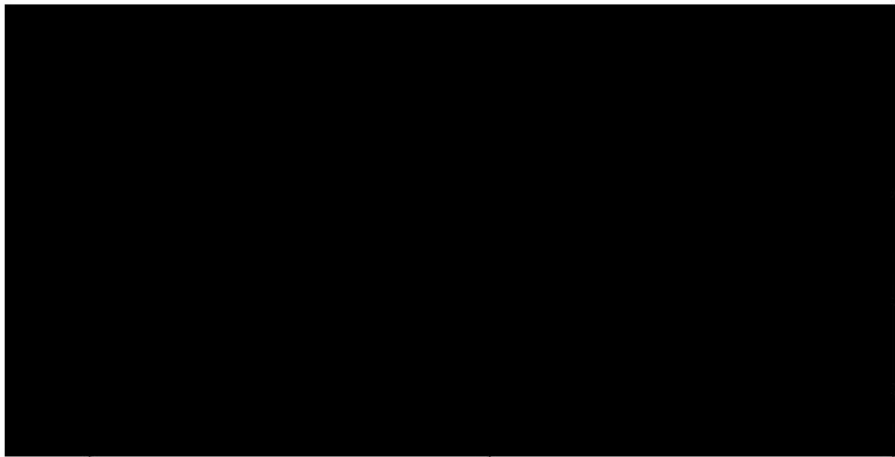
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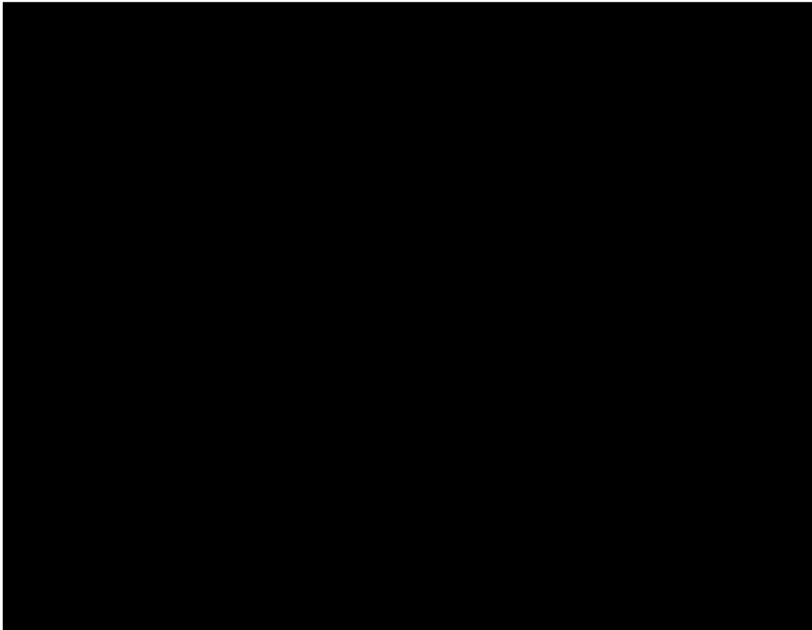
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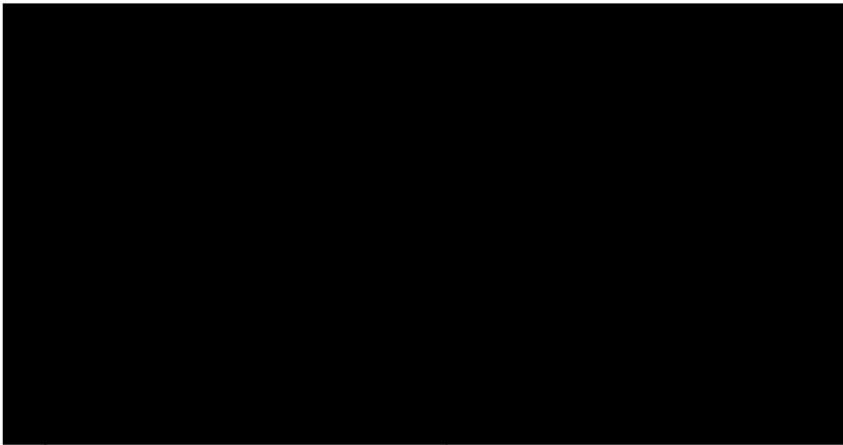
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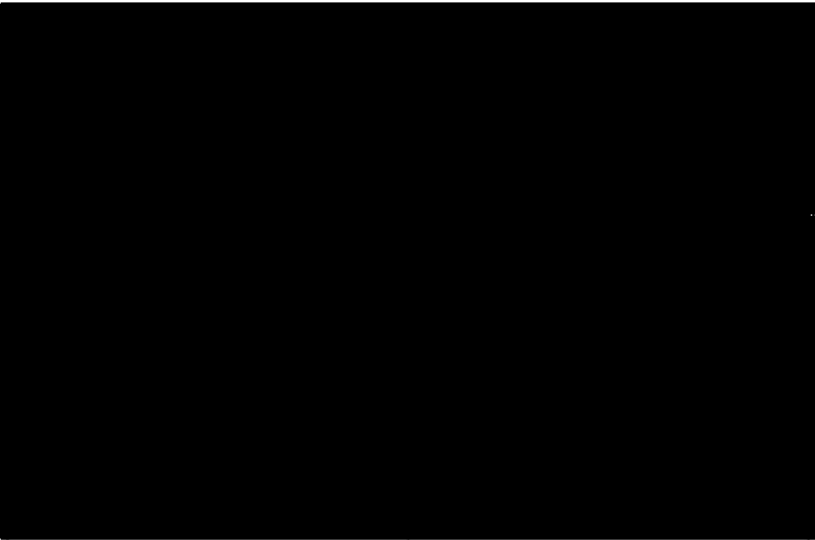
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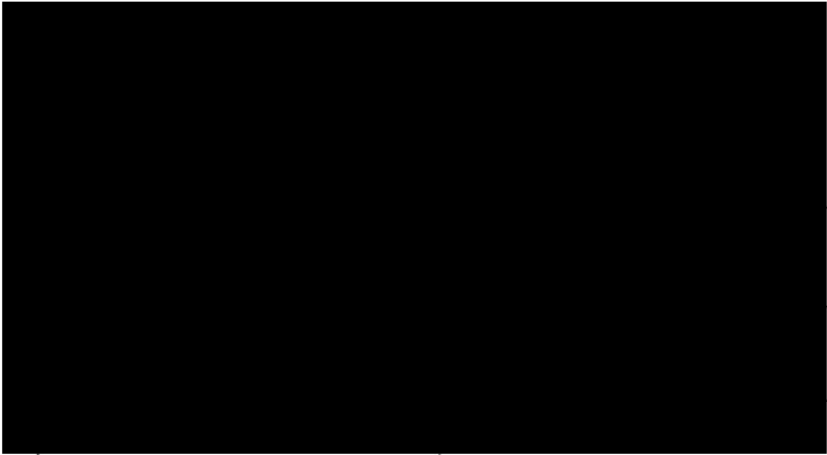
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