

[REDACTED]

From: [REDACTED]
Sent: 18 April 2026 12:01
To: Planning
Subject: Planning application no 3/2005/0236 Grid ref. 364963 436332

⚠ External Email

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F.A.O. Maya Cullen

I am writing regarding a retrospective/ regularisation of a wedding /events and spa and swimming pool building with hard standing, the erection of a wedding ceremony building, the erection of three holiday lodges, provision of 35 car parking spaces, erection of structures and hard standing associated with outdoor ceremony area, erection of timber pergola, siting of trailer and erection external plant/ air source heat pumps at Oak Bank Farm Stoneygate Lane, Ribchester.

I am a [REDACTED] which is most affected by the noise from Oak Bank Farm. I received a letter on 2/3/26 the day before the Easter holidays. Naturally I thought all residents affected would receive notification of amended planning application but after having spoken to several of my neighbours there is only one other at [REDACTED] I think this is totally unacceptable. RVBC has NOT followed the correct protocol. If there are rules and regulations for planning permission how can it be that they can be completely ignored? There has been improper consultation not only now but over the past two years and absolutely no thought for the impact on residents in this area. I can only surmise that over the past two years all objections have been completely ignored and will continue to be ignored. Like my neighbours I have come to the conclusion RVBC has positively encouraged the erection of this holiday/ wedding venue. Regardless of concerns the development has been allowed to expand with an outdoor ceremony area and positioning of a trailer which I can only assume will be an outdoor bar. These were not on original plans but unsurprisingly have already been erected. I object strongly to all this and am very disappointed with RVBC who should always take into consideration the impact a large development like this has on residents.

[REDACTED]

From: [REDACTED]
Sent: 20 April 2026 14:06
To: Planning
Subject: Planning Application No. 3/2025/0236

⚠ 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.

Dear Sir / Madam,

I wish to object to this application for regularisation of the existing wedding venue on the basis that the development, as currently operated, is causing demonstrable and ongoing harm. Especially later in the summer evenings.

I am very concerned that this development has occurred without proper permission in place in advance. It is also disappointing to note that from a number of local residents consulted, only two on our road have indicated that they have even received a recent consultation letter from RVBC.

I wish to reject the application as it stands on the following grounds:

1. Harm to residential amenity (noise and disturbance)

The venue generates repeated noise associated with wedding events - both during the daytime and also late at night, including amplified music, bass noise, and disturbance from guests arriving and departing. This noise is frequent, audible within the grounds of several nearby residential properties, both during the daytime (regularly weekend afternoons) and extending late into the evening hours. For example, noise is often heard when local residents are enjoying their outside garden spaces. The pattern and regularity of these events represent a sustained level of disturbance rather than occasional impact, materially harming the quiet enjoyment of neighbouring homes. The absence of effective controls, such as enforceable limits on hours, event frequency, or robust noise management, means this harm is ongoing and likely to continue. Particularly in the summer months.

2. Unsuitable and unsafe highway impacts

The rural road network serving the site is inherently narrow, with limited visibility, no pavements or street lighting, and is not designed to accommodate concentrated volumes of traffic associated with large events. The nature of wedding functions results in peak surges of vehicle movements at arrival and departure times, increasing the risk of conflict between vehicles and reducing overall highway safety. Near the venue, the road features reduced visibility with blind bends.

3. Pedestrian safety concerns

The development gives rise to pedestrian movements between the venue and nearby Ribchester village, with guests required to walk along a narrow rural road that lacks pavements and street lighting. The roads are not suitable for pedestrian use, and the combination of vehicle traffic and unprotected pedestrians presents a clear and foreseeable safety risk. Reducing the speed limit of this road is not a desirable mitigation as it remains a route primarily in place to serve progressive movement of local traffic, including agricultural vehicles, to/from a rural village. The application does not demonstrate that this issue has been adequately considered, addressed or mitigated.

4. Intensification of use

While a venue may exist on the site, the current level of activity represents a significant intensification of use. The frequency, scale, and timing of events go beyond what would reasonably be expected in this rural context and are not compatible with the surrounding environment. This intensification is directly linked to the amenity and highway impacts described above.

5. Lack of effective mitigation

Crucially, the application does not provide sufficient or enforceable measures to control the identified harms. There is no clear evidence of effective noise limitation, restrictions on event frequency or hours, or a robust traffic and pedestrian management strategy. Without such measures, the impacts cannot be considered acceptable.

Overall, the application seeks to regularise a form of unapproved development that is already resulting in clear harm to residential amenity and raises legitimate highway and pedestrian safety concerns. These impacts conflict with core planning principles relating to the protection of local amenity and the requirement for safe and suitable access. In reference to the document "Core Strategy 2008-2028. A Local Plan for Ribble Valley", page 37 details the Development Strategy and calls out three core spatial principles as follows:

- 1) Protect and enhance the wider local environment, both natural, built and historic, in rural and urban areas.
- 2) Ensuring housing supply meets the identified housing need.
- 3) Ensure the Ribble Valley is an area where people want to, and can live, work and relax.

The venue in its current form of operation is felt to conflict with principles 1 and 3 for the reasons outlined above. In the absence of meaningful and enforceable mitigation, the development in its current form is not acceptable, and the application should therefore be refused.

Thank you for your consideration.

Kind regards.

