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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 May 2026 08:40
To: Planning
Subject: Planning Application Comments - 3/2026/0323 FS-Case-838065855

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0323

Address of Development: Field Barn
Old Langho
BB6 8AW

Comments: I have no desire to prevent the development of the site and support sensitive rural development. I have no objections in principle to applications 3/2026/0319 and 3/2026/0323, as both correctly follow the official planning track.

To ensure a clear understanding of the long-term operational impact on the site, I would like to request clarification on the following points:

Policy Consistency and Site Location: I am seeking to understand how the proposed conversion of the stable block (3/2026/0319) to a holiday let aligns with its location outside the domestic curtilage and its express designation for rural use. Specifically, I would like to understand how this change is permissible given the 2016 Appeal Decision (APP/T2350/W/16/3151098), which restricted the building to "private recreational purposes incidental to the dwelling" to protect the character of the Open Countryside.

Cumulative Vehicle Activity: I would like to understand the projected increase in vehicle movements resulting from the establishment of a new permanent residence (via the private annex) and an additional independent holiday let.

Visibility and Sightlines: I wish to understand how the current permanent bin store placement will be reconciled with the requirement to maintain clear sightlines for all vehicles entering and exiting the shared accessway.

Accessway Flow and Gate Management: I am seeking clarity on how the Council intends to manage the bottleneck created by vehicles stopping to wait for the electric gates to cycle. It is important to understand how these stationary vehicles will be prevented from obstructing adjacent property entrances or creating safety hazards on the shared route.

I look forward to receiving the Council's perspective on how these technical and policy-based considerations will be addressed.