

MRS NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING
RIBBLE VALLEY BOROUGH COUNCIL
COUNCIL OFFICES
CHURCH WALK
CLITHEROE
BB7 2RA

RECEIVED BY
CHIEF EXECUTIVE

03 MAR 2020



1st March 2021

Dear Mrs Hopkins,

Re: Planning application 3/2020/1073 – Dove Syke Nursery.

Proposal: Retention of unauthorised change of use of land from agricultural to agricultural and forest pre-school and change of building from mixed use for agriculture, office, staff facilities and cider making to forest pre-school, agriculture, office and staff facilities.

Decision: Approved with conditions.

We refer to the above planning application and resulting decision, which leaves us somewhat puzzled as to the processes followed in reaching this decision. It appears to us that, in assessing the application, the planning officer has selectively chosen to ignore:

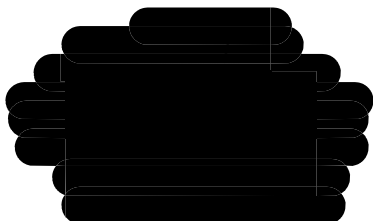
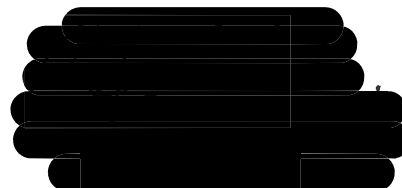
1. **The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class S – agricultural buildings to state-funded school or registered nursery.** This lays down specific criteria to be met when considering such applications.
2. The requirements of Building Regulations Approved Document B, Part B5 'Access and facilities for the Fire Service' and the fact that the building conversion, to our knowledge, has never been subject to building regulations control as it was initially carried out without planning consent.
3. That the building has been converted and is used, in part, as a permanent dwelling, and has been since late 2017, without the benefit of planning consent.
4. Representations from the West Bradford Parish Council, LCC Highways & Transport and ourselves regarding traffic issues in the area.

and has instead chosen to pass the application as a small-scale, low impact concern, citing loose interpretations of the council's planning policies in support. Consequently, we should be grateful if

you would provide us with comprehensive clarification of the above points, in particular with reference to the criteria as specified by the Town and Country Planning Order and also to the unauthorised use of part of the building as a permanent dwelling.

We look forward to your reply.

Yours sincerely,

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