



27 February 2021

F.A.O. Laura Eastwood

Planning Department

Ribble Valley Borough Council

Your Ref Planning Application No: 3/2021/0115

Proposal: Conversion of an agricultural building to provide a 'Camping-Bunk Barn' with mainly pedestrian access from a parking area just off West Lane Worston.

I am writing in reference to the planning application above. Having inspected the plans and application form We are strongly apposed to the application which would result in a Change of Use for the following reasons.

!] Loss of privacy.

Visitors wandering on our land at all times of the day.

Windows that look into our home

Windows shown on plan as 'former windows' have never been window. Previously they were air vent slits for livestock and more recently header lintels have been put in and marked down the sides with a still saw without planning permission.

Windows that overlook my land and farmyard.

I am a very quiet person and would feel anxious and intimidated knowing I was being observed whilst working in my farm yard with my livestock and machinery.

2] Noise, Nuisance and Disturbance

Due to the type of use Camping-Bunk Barns are usually detached buildings in isolated areas away from private dwelling houses.

Please note. I own the top part of the barn and sheds at the back of the barn and garage and land at the side of the garage. The only way in and out of the proposed building is directly onto the farm track at the side our home.

Also there is no outside recreational space for sitting or smoking directly outside the building except on the farm track where it is used as a turning point and access for all Emergency Services, all types of deliveries , farm vehicles ,machinery and access for 3 residential properties.

I am also concerned for my live stocks welfare I use my part of the barn and sheds for lambing and animal husbandry all year round. Any noise, disturbance, litter, dog worrying and faeces can all have a detrimental effect on my animals.

3} Traffic generation

It is unclear how many people the accommodation is for

‘Mainly pedestrian access’ is ambiguous leaving open to personal interpretation and abuse.

West Lane is a designated quiet lane.

We feel it would be beneficial for you if you visited the site then you can get a more accurate and detailed insight into the plans, road/access and how it

relates to the way it will impact on us. If you choose to make a visit please contact me prior then I can give you access on my land and in and around my buildings.

Also if it goes to a meeting in whatever form we would like to be given the opportunity to attend.

Notification of the date, time, how and where would be greatly appreciated.

[REDACTED]

Yours sincerely,

[REDACTED]