

From: webmaster@ribblevalley.gov.uk <webmaster@ribblevalley.gov.uk>

Sent: 11 March 2021 15:57

To: Planning <planning@ribblevalley.gov.uk>

Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 24265

Form: Planning Application Comments Form

Completed: 11/03/2021 15:56:43

Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [REDACTED]

LastName: [REDACTED]

firstName: [REDACTED]

numberName: [REDACTED]

postAddress: [REDACTED]

postCode: [REDACTED]

refNo: 3/2021/0077

addDev: Smithy Cottage Birks Brow Thornley Lancashire PR3 2TX

comments:

My comments have arrived late because I have only just found out about this application as I was not notified by RVBC despite living on the same rural lane as the proposed development. I strongly object to the above Planning Application on the following grounds: A) There is plenty of "temporary" accommodation very close by that Mr Morgan could move into while his house is extended, e.g. Greenback Quarry and Beacon Fell View Caravan Park. This application is aiming to be a foot in the door for a much larger camp-site business, which is unnecessary given the proximity of other such businesses and definitely not in keeping with the chosen location on the brow of a hill. There is no ability to "ease the lodge into the natural undulation of the land to minimise impact" - page 3 of application. It's on the apex/ brow of a hill. B) Surely an applicant can't use a threat to do something worse, i.e. "old static caravan plonked on bricks" as any kind of justification, especially when his proposed alternative, i.e. holiday let + campsite + pods is all so much worse and more importantly, permanent? C) It is just not in keeping with the area. Given the location of the field, a lodge would be an incongruous feature to the detriment of visual amenity thereby prejudicing the aims and enhancement of the Area of Outstanding Natural Beauty. People, like me in 2014, move to this area because it is an AONB, away from the designated 3 main core development hubs/areas in the RV, i.e. Clitheroe, Longridge and Whalley. AONB residents generally respect what makes this area such a nice place to live, e.g. not a development hub. If people like Mr Morgan need a way to fund their retirement, it should be in one of those hub areas, and not be to the detriment of everyone else who respects the AONB. D) This location is at

the top of the lane on which I live and it is already a pretty dangerous traffic spot because of the barely single lane nature of the 3 lanes at this junction. Cyclists, and there are a lot of them who see Birks Brow and other local roads as a fitness challenge, in particular come down Forty Acre Lane at such a pace that they swing wide around the same bend that Mr Morgan wants to put his caravan entrance. That junction is always covered in gravel as the rain washes it down 40 Acre Lane, making traction for cyclists and cars really tricky. This scenario has happened to me on numerous occasions and is an accident waiting to happen. I trust that you will take these very real objections seriously despite them being after the 21 days. Kind regards [REDACTED]