



23/9/21

Dear Sirs,

Objection to planning application: 3/2021/0857, Proposed Erection of Class B2 (light industrial) Building – Mr R Wilson.

We are writing to object to the above development 


The proposed new structure, or any development on the specified area, would cause disruption to both ours and our immediate community's amenity of peace and quiet, in keeping with the conservation area in which we have chosen to reside. The proposed new structure is not within the area identified by the local development framework for industrial use and as noted, is within the Gisburn conservation area. It has also been highlighted that the District Wide Local Plan, Chapter 6, 6.7.1 POLCY EMP10 states, 'New employment development (use classes B1-B8, A2) will only be allowed in areas where housing is the principal land use, if there would be no detriment to the amenity of the area in terms of noise, nuisance, disturbance, environment and car parking'. It is our belief that the proposal will fail on each of these counts. Parking on Mill Lane, which the proposed new structure would abut, is already limited; a new commercial property would have a considerable detrimental effect on car parking, and increased customers and traffic would create an unacceptable level of noise, nuisance and disturbance.

The planning application in question fails to clarify the proposed usage for the structure, posing further concerns as to the additional risk via traffic volumes and both noise and physical pollution being added to our close community. Extensions of our concerns include:

- Our understanding that within previous applications (320070675P & 320090280), on site turning has been a requirement for planning permissions being granted. The proposed, or any, development on this site would require utilisation of the space (images below) currently fenced and used for turning and therefore contravene previous permissions.
- The proposed development is located at the same point as the 'Bowland High School' bus collection point. The traffic associated with any commercial development on this site would dramatically increase the risk of accident or injury to school children in a location already accommodating 2 commercial properties (Pan Ash & The Auction Markets) and also in such close proximity to a busy A59 offering minimal visibility at a busy junction with limited traffic control.
- An undisclosed commercial business within what is now predominantly a housing community (developed following the dated images within the application), poses risks of high commercial traffic, round-the-clock-deliveries, noise pollution as well as the potential for damaging odours and physical and light pollution dependant upon working hours and requirements.

- The proposed structure would remove parking and turning facilities for Pan Ash, forcing customer of Pan Ash, The Gisburn Auction and the proposed structure to add to the traffic volumes on Mill Lane and Stable Close, which is a residential road. We believe this to be an increase that neither Mill Lane nor Stable Close can facilitate. We also believe this has been raised as a concern within separate planning applications, 320070675P & 320090280.
- The application offers no information around sewerage, drainage or power supply and we have concerns [REDACTED] There is currently no sewerage or WC on the whole site in question which raises the alternative concern as to what the proposed solution might be. There are currently porta loos in use (not in keeping with the image of a conservation area), and outside of permissions, a large shipping container (images below) [REDACTED] – an item we wish to bring to your attention within this objection.

We are also concerned with the vague nature of the planning application, which does not specify a specific use and fails to provide any details about opening hours or the proposed number of employees. We object to, and cannot see that there would be approval of, any development without a stated use. We therefore wish to clarify that for the reasons stated above, we strongly object to the construction of any, and all, additional properties on the site in question, for any use. The addition of any property would by default be detrimental to 'the amenity of the area in terms of noise, nuisance, disturbance, environment and car parking'.

Please accept the above as our objection to the planning application in question. We are hopeful that you will understand our concerns around any and all development on this land, strengthened by the current situation in which additional structures (large shipping container) are being utilised outside of permissions in the knowledge of the current owner and applicant in question.

Yours faithfully,

[REDACTED]

