

## Nicola Gunn

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**From:** Laura Eastwood  
**Sent:** 15 November 2021 08:37  
**To:** Planning  
**Subject:** FW: Application 3/2021/1084 / Objection to application  
**Attachments:** [REDACTED]

**Categories:** xRedact & Upload

Hi,  
Please can this be printed etc.  
Thanks  
Laura

**From:** [REDACTED]  
**Sent:** 13 November 2021 11:02  
**To:** Laura Eastwood <Laura.Eastwood@ribblevalley.gov.uk>  
**Cc:** Nicola Hopkins <Nicola.Hopkins@ribblevalley.gov.uk>; Mike Hill <Mike.Hill@ribblevalley.gov.uk>  
**Subject:** Re: Application 3/2021/1084 / Objection to application

  
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Dear Laura

Please find enclosed my letter of objection to Application 3/2021/1084 Thorneyholme Hall

I have incorporated my comments, queries, to give some context as I do believe the application is misleading in parts and also lacks detail. The key point is that the proposed cookery school is currently bedrooms and ensuite bathrooms which seems odd that they are now going to rip this out having only been fitted brand new?

I have done my objection in 2 parts to the letter with the first part being more queries, questions and areas I think you need to be aware of when assessing (background to the original cookery school application)

The second part is my reasons and rational for objection to the lighting scheme, road, car park and building itself.

Please also note the the proposed care park area has now been built on / re designed which is also not mentioned in the application itself.

Should you require photos of any of the points I have raised please let me know as I have photographic evidence to back up all of my objections and claims.

Regards

[REDACTED]

On Friday, 12 November 2021, 13:50:04 GMT, [REDACTED]

Dear Laura

Thanks for the response.

Ok happy to do this and you consider my comments in the round as part of my objection.

Personally I feel the whole application is weak, light on detail and highly misleading and does not fully represent or give any form of detail around the business itself and many of the other activities that have taken place on the site.

I just cant see the applicant ripping out 4 / 5 brand new bedrooms / bathrooms. There are also no actual detailed plans of the interior of the cookery school.

To be honest whilst our objections in the main will remain the same as previous applications, around the actual cookery school itself I probably have more questions than answers based on this latest application.

Regards

[Redacted]

On Friday, 12 November 2021, 13:42:03 GMT, Laura Eastwood <[laura.eastwood@ribblevalley.gov.uk](mailto:laura.eastwood@ribblevalley.gov.uk)> wrote:

Dear [Redacted]

I have not looked at this latest application, which was only registered a few days ago, in any detail as yet so am not in a position to comment on your questions.

I would suggest that you submit your concerns with regards to the application in your formal objection and I will look at it as I assess the application.

Regards

Laura

**From:** [Redacted]  
**Sent:** 12 November 2021 13:23  
**To:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Cc:** Nicola Hopkins <[Nicola.Hopkins@ribblevalley.gov.uk](mailto:Nicola.Hopkins@ribblevalley.gov.uk)>; Mike Hill <[Mike.Hill@ribblevalley.gov.uk](mailto:Mike.Hill@ribblevalley.gov.uk)>  
**Subject:** Application 3/2021/1084 / Queries



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Dear Laura,

I have just been going through the above planning application and before I respond formally I have some queries / questions as the application [REDACTED]

I will be making an objection but just need some clarity on certain areas before I formally object;

1) Can we just be clear that the current map shows hedging along the side of the building, this is actually fencing that has been erected.

2) The Building that is built as a cookery school (the annex) shows a layout of how the interior will look. It makes no mention of the current layout of bedrooms / ensuite. Is the applicant proposing to rip out the bedrooms and bathrooms that are currently in situ. It also fails to mention that the original planning was for an extension to the existing garage and not a full new building. They chose to knock down the garage and build a brand new building. The original plans / conditions were an extension to the existing garage.

3) There is no actual detail about the cookery school itself. Surely it will need ventilation, commercial kitchen, proposed numbers, hours of operation, waste, etc. There is no actual detail about the fundamental business of a cookery school which surely is key to a change of use? Also crucial for us as neighbours to know and understand.

4) There is no mention on the map or the application all of the buildings / fencing at the rear of the property (The ménage) so I am unsure how he can fit 24 cars at the rear as he has now built on most of this land that he proposes as a car park. Why is this fencing and buildings not mentioned as part of the planning application and what are these buildings for?

[REDACTED]

6) They state in lighting assessment "Existing lighting columns have been isolated and new low level bollard lighting is proposed for the roadways around the site" Are they ripping out the existing lighting and adding new lighting? This again is misleading as they say The proposed bollards have been identified as an Ansell Lighting Amenity Taurus LED. This is not new lighting, this is exactly what the existing lighting is. There is also more than 18 lights in total so again misleading.

[REDACTED]

So whilst in principle a cookery school was passed the final look, aesthetics and layout of the building (also being an extension to the garage) were never agreed as this was a condition. The same with the lighting scheme etc.

██████████ that it wants one to assume that the physical structure and layout of the site was agreed and signed off. It wasn't.

There were 10 conditions attached which were never discharged but the application seems to read and suggest that on the basis of it now being a cookery school everything has been complied with.

I have included some conditions below, none of which were ever discharged or applied for.

And I am sure had they been the council would not have agreed to the lighting scheme or the colour, size and structure of the building and fencing and associated buildings as its no in keeping.

**Some of the conditions from the original application in 2017 never signed off.**

**3. Notwithstanding any description of materials in the application no above ground works shall be commenced until samples or full details of the materials to be used on the building hereby approved** have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and only the materials so approved shall be used, in accordance with any terms of such approval.

**4. Notwithstanding the submitted details, no development, including any site preparation or tree works shall commence or be undertaken** on site until an arboricultural method statement has been submitted to and approved by the RVBC Countryside Officer and all retained trees have been enclosed by protective fencing, in accordance with BS5837 (2012): Trees in Relation to Construction. Before the protective fencing is erected its type and position shall also be submitted to and approved in writing by the Local Planning Authority. The agreed tree protection shall remain in place and be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection area specified.

**5. No external lighting shall be installed** on any structure, or elsewhere within the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Only the duly approved lighting shall be installed on the buildings hereby approved. Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

**6. Details of any external air conditioning vents, extraction systems or any other external plant equipment shall have been submitted to and approved in writing** by the Local Planning Authority prior to installation on site. The submitted information shall include details of the design, positioning, specification, fixing and finish of all external plant equipment and the development shall be carried out in complete accordance with the approved details. REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the

surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with Policies DMG1 and DMB1 of the Ribble Valley Core Strategy.


**7. The residential accommodation hereby approved shall only be occupied by persons attended or associated with the cookery school hereby approved and shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence. A register of all occupants of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the principal occupier/owner(s) together with all dates of occupation. Reason: To ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies DMG1, EC1, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.**

**8. The use of the cookery school building hereby approved shall be restricted to the hours between 08:00 - 18:00 Monday to Friday inclusive, and between the hours of 09:00 - 17:00 on Saturday and Sunday. Reason: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.**

**9. The car parking spaces and manoeuvring areas shall be provided as shown on approved Drawing Number 1178-PL-22B prior to the cookery school, and/or the associated accommodation, being first brought into use, and the car parking area shall be permanently maintained thereafter clear of any obstruction to its designated purpose. Reason: In the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy.**



This is really confusing because although this is a new application they have cut and pasted from the original 2017 application and make reference to that application and some of the conditions as if these conditions were signed off. Is this being treated as a new application (from scratch) or are they seeking to regularise that previous application and seek to get that application back in place?

Either way none of the original conditions were discharged and therefore as  had no say or ability to comment on design in what is now in front of us.

Regards



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**Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2018)**

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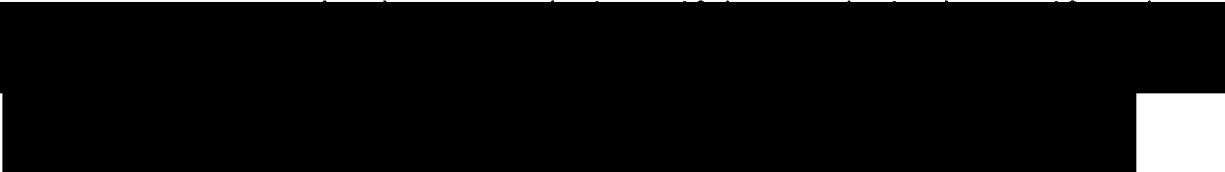
13<sup>th</sup> November 2021

Dear Ribble Valley Borough Council Planning,

**RE: Application 3/2021/1084**

We are writing to object to the above application for Thorneyholme Hall.

Firstly before we come onto our **actual rationale for objection** we would also like officers to note some questions, queries and facts which the application fails to address. We also feel the application



1) The current map shows hedging along the side of the L Shaped cookery school building. There has actually been **fencing erected here** (wooden) which is not mentioned, not in keeping and we feel would require planning permission. (example of plans not being accurate, we have sent photos of the said fence which is something more akin to a new build estate in a town)

2) The Building that is already built which they propose as a cookery school (the annex) shows a layout of how the interior will look. It makes **no mention of the current layout of bedrooms / ensuite that the applicant has already put in place**. Is the applicant proposing to remove the "brand new" bedrooms and bathrooms / walls, and all other associated works that are currently in situ?

3) The application also fails to mention that the original planning was for an extension to the **existing garage** and not a **full new building**. The applicant chose to knock down the garage (again without permission) and build a brand new building. Please note the original plans / conditions in 2017 were an **extension to the existing garage**. On this basis the actual cookery school proposed does not represent the original plans / drawings.

4) There is no actual **detail about the cookery school operation itself**. Surely it will need ventilation, commercial kitchen, proposed numbers, hours of operation, waste arrangements, sewage arrangements, waste water, refuse. As neighbours we would want to understand the detail of this especially given the building is already there as bedrooms how does he propose to change this? There is also no actual detail about the **fundamental business** of a cookery school which surely is key to a change of use? Also crucial for us as neighbours to know and understand.

5) The existing works and building: Given this is an illegal building, **who oversaw the health and safety** and who from building regulations or building control signed off any of the works to say that it is even suitable to be a cookery school? It currently has no facilities to be a cookery school and appears to have had no facilities put in place to enable it to be a cookery school? Pictures sent show

it to be bedrooms and EnSuite (again with no planning) Why would an applicant having spent thousands on bedrooms suddenly decide to change it to a cookery school?

6) There is **no mention** on the map or the application **all of the buildings / fencing** at the rear of the property (**The ménage**) so I am unsure how they **can fit 24 cars** at the rear as he they have now built on most of this land that he proposes as a car park. Why is this fencing and buildings not mentioned as part of the planning application and what are these buildings for in connection with a cookery school? As in previous applications certain site activity is left off the application. Pictures have been sent to support the area of land recently converted and built on. The ground plan is also from **2017** and not current date! Most of the paperwork is just cut and paste from 2017 and does not fully represent actual to date works.

[REDACTED]  
[REDACTED] weeks ago they stated that the current economic [REDACTED]. There is very little detail about the actual cookery school proposed business itself either or anything that supports [REDACTED]

[REDACTED] I note the council asked for confirmation as to who the operator would be but they considered an unreasonable request as the applicant would not welcome a restriction which limited the operation to one user? Given the proposed cookery school is already bedrooms which assumes the applicant had other plans in his mind, we feel understanding and getting written confirmation on this basis is not unreasonable.

7) They state in lighting assessment "**Existing lighting columns have been isolated and new low level bollard lighting is proposed for the roadways around the site**" Are they ripping out the existing lighting and adding new lighting? This again is misleading as they say The proposed bollards have been identified as an Ansell Lighting Amenity Taurus LED. This is not new lighting, this is exactly what the existing lighting is. There is also more lights than the application states so again misleading and no rationale for why so many lights would be needed and of such intense brightness.

8) They discuss the previous application was rejected on the grounds of it being an ancillary building and that somehow reverting back to a cookery school makes everything ok. **There is no mention however that whilst a cookery school was passed previously in 2017 there were "numerous" conditions attached to that application (all of which were breached and never signed off by RVBC)**

So whilst in principle a cookery school was passed **the final look, aesthetics and layout of the building (also being an extension to the garage) were never agreed as this was a condition.** The same with the lighting scheme etc.

[REDACTED]  
There were **10 conditions attached** which were never discharged but the application seems to read and suggest that on the basis of it now being a cookery school everything has been complied with.

**It has not!**

I have included some of the "key" conditions below, none of which were ever discharged or applied for.

Had the applicant applied in the correct manner to seek to have his 10 conditions discharged we would not have agreed to them due to the look and appearance of everything not been in keeping.



For example the lighting scheme, the colour, size and structure of the building and fencing and associated buildings as its not in keeping. Instead the applicant chose to breach all of his conditions and put up buildings, continue works without any consultation with the council, neighbours. He took it upon himself to take on works at risk without consulting anybody and as a result we are left with a huge building, road, lighting scheme and other illegal works that were never signed off or consulted on.

### **Condition 3 (The Building)**

3. Notwithstanding any description of materials in the application **no above ground works shall be commenced until samples or full details of the materials to be used on the building** hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and only the materials so approved shall be used, in accordance with any terms of such approval.

### **Condition 4 (Trees. 3/2018/0693 has still not been honoured by way of conditions)**

4. Notwithstanding the submitted details, no development, including any site preparation or tree works shall commence or be undertaken on site until an arboricultural method statement has been submitted to and approved by the RVBC Countryside Officer and all retained trees have been enclosed by protective fencing, in accordance with BS5837 (2012): Trees in Relation to Construction. Before the protective fencing is erected its type and position shall also be submitted to and approved in writing by the Local Planning Authority. The agreed tree protection shall remain in place and be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection area specified.

### **Condition 5 (Lighting)**

5. **No external lighting shall be installed on any structure**, or elsewhere within the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Only the duly approved lighting shall be installed on the buildings hereby approved. Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

### **Condition 6 (Vents etc, no details then and no details now!)**

6. Details of any external air conditioning vents, extraction systems or any other external plant equipment shall have been submitted to and approved in writing by the Local Planning Authority prior to installation on site. The submitted information shall include details of the design, positioning, specification, fixing and finish of all external plant equipment and the development shall

be carried out in complete accordance with the approved details. REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with Policies DMG1 and DMB1 of the Ribble Valley Core Strategy.

#### **Condition 7, Occupancy**

7. The residential accommodation hereby approved shall only be occupied by persons attended or associated with the cookery school hereby approved and shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence. A register of all occupants of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the principal occupier/owner(s) together with all dates of occupation. Reason: To ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies DMG1, EC1, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

#### **Condition 8, hours of operation**

8. The use of the cookery school building hereby approved shall be restricted to the hours between 08:00 - 18:00 Monday to Friday inclusive, and between the hours of 09:00 - 17:00 on Saturday and Sunday. Reason: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

#### **Condition 9, Car Park**

9. The car parking spaces and manoeuvring areas shall be provided as shown on approved Drawing Number 1178-PL-22B prior to the cookery school, and/or the associated accommodation, being first brought into use, and the car parking area shall be permanently maintained thereafter clear of any obstruction to its designated purpose. Reason: In the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

This is really confusing because although this is a new application they have cut and pasted from the original 2017 application and make reference to that application and some of the conditions as if these conditions were signed off. Is this being treated as a new application (from scratch) or are they seeking to regularise that previous application and seek to get that application back in place?

E say or ability to comment on design in what is now in front of us.

## **REASONS FOR OBJECTION TO THIS APPLICATION**

**These are the objections that we have put forward in the several previous applications because regardless of annex, cookery school the same facts for objection remain for us!**

For the benefit of clarification I would like to re iterate what we said in our previous letters of objection / concerns and complaints;

### **OBJECTION TO PROPOSED COOKERY SCHOOL BUILDING**

The building is harmful to the intrinsic beauty and tranquillity of the AONB and there is no justification or mitigating circumstances that would outweigh this harm (not even for a commercial cookery school). As such we consider the proposal is considered contrary to policies DMG1, DMG2 and EN2 of the Core Strategy for the Ribble Valley.

### **CONTEXT**

We object to the cookery school building. Originally this was proposed to be an extension to the garage but as previously mentioned the applicant knocked this down and built a 100% new build instead. Previous conditions stated that he should have sought to confirm look, materials and get appropriate sign off to ensure it was in keeping. Instead he built a building without any consideration for the neighbours, surrounds or how the building looks.

The proposed outbuilding is now fully built and is currently bedrooms / en suite. We object strongly due to its excessive scale, design, and choice of materials, It creates an over dominant feature in this location (open countryside) which is at odds with the character of the surrounding area.

Also the original conditions were never complied with so nobody was able to see or comment what the cookery school would look like before it was built. [REDACTED]

### **Condition 3 stated:**

3. Notwithstanding any description of materials in the application no above ground works shall be commenced until samples or full details of the materials to be used on the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and only the materials so approved shall be used, in accordance with any terms of such approval.

### **Condition 6 stated:**

6. Details of any external air conditioning vents, extraction systems or any other external plant equipment shall have been submitted to and approved in writing by the Local Planning Authority prior to installation on site. The submitted information shall include details of the design, positioning, specification, fixing and finish of all external plant equipment and the development shall be carried out in complete accordance with the approved details. REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with Policies DMG1 and DMB1 of the Ribble Valley Core Strategy.

We believe and strongly object as the building / site does not meet the policies DMG1, DMB1, DMG2 and EN2 of the Ribble Valley Core Strategy

### **OBJECTION TO Lighting Scheme and Roadway / Car Park**

The proposed driveway with associated lighting columns and large area of car parking represents further encroachment into the open countryside that will create an urban and alien feature at this domestic property. It is also un clear now that the applicant has built on the car park site that there would even be sufficient car parking space!

The proposal represents inappropriate development which is harmful to the rural character of the area and it is not considered that sufficient material considerations have been provided which outweigh the harm the development will have on the open countryside and AONB. As such the proposal is considered contrary to policies DMG1, DMG2 and EN2 of the Core Strategy for the Ribble Valley which cannot be justified even for a cookery school (A cookery school that only recently was not even economically viable)

### **CONTEXT:**

There are well over 23 lights within this lighting scheme that currently have no permission. Please note the lighting scheme is "already" installed and we have witnessed first hand when it is switched on how bright it is. The software analysis is in accurate when I look at the claims it makes. We also have numerous photographs of "how bring" and intrusive the lights are when on.

The style of the lights are NOT in keeping with the area or an AoNB and especially as prior to this there was no lighting [REDACTED]

We feel the lighting is not only non in keeping but is also "obtrusive" in that it is poorly designed, poorly installed and "intensive"

[REDACTED]

Given this is an AoNB and the countryside we also feel that this bright and inappropriate lighting will also have severe ecological implications.

**Such obtrusive lighting in a rural location affect the natural diurnal rhythms amongst a wide range of animals and plants including wildlife such as rare birds and also bats which are seen regularly but cannot see a bat risk assessment within the planning application or consideration for the wildlife around us and what the lighting scheme will do.**

[REDACTED]

In addition to these specific problems, obtrusive light increases the carbon footprint and represents a waste of energy, resources and money

especially in a rural area on a building where nobody lives or has lived for several years especially when it was on 24 hours a day. It also states it is a residential property and is unclear why a residential property would even need so many lights?

I would urge officers and councillors to undertake a site visit and see / feel the impact this commercial lighting scheme, that is more suited to a city centre or commercial office industrial estate.

If you take The Inn at Whitewell for example and how discreet the lighting is and how discreet the lighting is in the village of Dunsop Bridge I also feel the lighting scheme has no relation to other lighting in the area and it is unclear why they chose such commercial lighting?

The lighting if passed will have an "adverse" effect on our lives as the lights shine into both downstairs and upstairs properties with light actually coming into all rooms as well as a glare when you are sat in certain rooms.

The applicant has erected a scheme with no consideration for his fellow neighbours and selfishly decided to just go ahead and turn Thorneyholme Hall into Blackpool illuminations without any consideration for the impact that this style of light, number of lights and brightness will have.

Should the scheme go ahead in an AoNB it also means that RVBC is setting a precedence as to accepting this type of unnecessary brightness / lighting within a rural location which will have devastating effects. I see no reason why a residential property would want or needs such intense lighting?

If however they were to add 2 or 3 of the lights that are down the drive of Thorneyholme Hall which are much less intrusive, we would not object to this. There are already two lights there from previous so we can't understand why they didn't just use the existing lamps as opposed to erecting new ones?

We also disagree with the lighting assessment and the results of the software used. We have evidence of light creep and that the software results are misleading and inaccurate because the lighting scheme is already in situ and we have therefore been able to see first hand how bright it is.

## **OBJECTION TO Flood Risk Assessment**

### **Concerns of flooding from the site.**

We also have concerns as considerable ground works including hard standing, a road and a lot of other works undertaken to remodel the grounds. In the original plans it stated there would be **no or little remodelling** however this is another area where we feel a breach has occurred.

Even in their own flood risk assessment page 11 where it asks about developmental drainage for example they ticked low as, they state "no additional hard surfacing is planned within the development" but **there has been additional hard surfacing** by way of a road and in several areas.

As a result of the extensive changes to the grounds (which were not in the plans or I believe agreed by RVBC) we have noticed in recent weeks and months an unusual higher amount of surface water run off downhill to our property appearing to come from the said development.

Section 5.17 to 5.20 of their own flood risk assessment deals with these matters in part.

We have numerous recent pictures and whilst some run off water has always come into the yard, the amounts are in far greater excess than previous along with levels of mud, soil and sludge from the front garden that has also been remodelled.

For the middle of summer the yard was flooded in a very short space of time and it is unclear why this sudden change has occurred and can only be seen as a contributing factor based on the site remodelling of Thorneyholme Hall.

Also as we mentioned there is much less garden but more hard standing and many less trees and shrubbery than previous.

I am assuming this could be a matter for the environment agency who were asked to comment on the flood risk assessment so I have copied them into this email also

In 6.9 to 6.12 it states that:

6.9 The area of impermeable surfaces on site will not be increased due to the addition of the development. There is, therefore, no change to the surface water runoff regime of the site and no adverse effect on flood risk elsewhere in the wider catchment.

6.10 It is intended that surface water runoff from the new buildings and hard standings will discharge to the private drainage as the current scenario.

6.11 As such there will be no change to the flood risk upstream or downstream of this location. 6.12 The risk of flooding from the development drainage is low

Given that they have not stuck to the original plans and totally changed the layout of the site via roads etc, it would appear now that the area of impermeable surfaces has been increased and potential downstream risk could therefore be increased (Thorneyholme Farm)

But again the council has allowed the building to be built and not stopped the applicant despite being informed so is anybody really going to take action and ask him to remove it? I suspect not!

## **OBJECTION TO TREE REPORT**

We would like to object to any further trees being damaged, destroyed, killed or otherwise until the conditions of the original tree application have been fulfilled by way of the replacement trees being planted!

### **CONTEXT:**

Again despite reporting this to RVBC countryside officers who promised us replanting would take place, the re planting has never happened by the applicant. Yet something else RVBC has turned a blind eye too!

In 2018 plans were submitted for tree works 3/2018/0693

The decision was granted 5th October 2018 but "again" with conditions.

### **The conditions stated in 3/2018/0693 that:**

Ribble Valley Borough Council hereby give notice that permission has been granted for the carrying out of the tree work in accordance with the tree preservation order subject to the following conditions:

1. All tree work hereby granted consent shall be in accordance with BS3998 for tree work
2. There shall be no deviation from the tree work hereby granted consent
3. **9 x replacement trees of the same specimens that have been removed shall be planted in the appropriate vicinity of the felled and fallen trees within 12 months of the completion of felling works undertaken by permission of this consent.**
4. All works granted consent must be completed within 2 years of the date of consent.
5. 4 of the replacement trees to be Beech due to a replanting ratio of 3:1 for the mitigation of T5 fallen beech

Your Sincerely

