

16<sup>th</sup> December 2021

Dear Sir,

**Ref - Planning Application 3/2021/1118 - Punch Bowl Inn, Longridge Road, Hurst Green - Change of use of land to form a 15-pitch static holiday caravan park**

We would like to raise strong objections to this application and believe it should be refused on planning grounds. The principal reasons for objection are over-development of the site and on grounds of highway safety.

We refute that this current application is exactly the same as the previous plan and so should not be treated in the same way as in 2018 as argued by the applicant. There are evidently significant material differences. The site is now not screened by the Punch Bowl buildings. This significantly affects both the visual amenity and the highways access.

This application needs to be assessed on its own merits. There were consequences for the applicant of demolishing the Punch Bowl. The current application therefore should be assessed entirely on its own merits and without reference to the former Punch Bowl Inn or the use that vehicles made of the Inn. The access to and from the site of the application does not have sufficient sightlines to the very dangerous bend and bad junction to the east where in fact we have recently had a very bad accident.

The site has not been in use for upwards of ten years, therefore the accident figures for the last five years are immaterial, nor is there anywhere near the required visibility needed to comply with Highways policy.

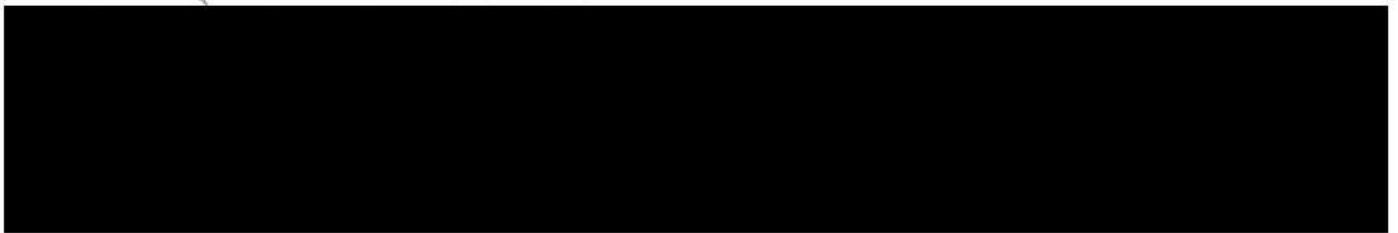
The 15-pitch caravan park is no longer screened by the Punch Bowl buildings. It has, therefore, a much more deleterious impact on the landscape. The siting and nature of the application is detached from the village of Hurst Green and in fact forms the boundary with an Area of Outstanding Natural Beauty at a

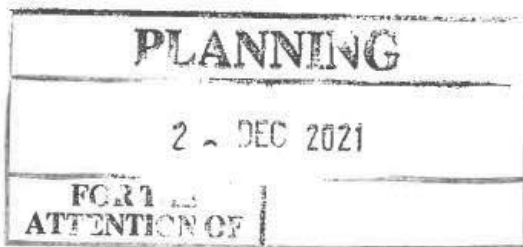
point where many walkers use the route from Hud Lee Wood or Shire Lane down to Bailey Hall, the Ribble and the Ribble Way. The density and design of the static caravans neither conserve nor enhance the landscape and the scenic beauty of this area nor does it contribute to its conservation.

The application, which is densely packed with little green space or amenity, does nothing to reflect or add to the local distinctiveness, vernacular style, scale, style, features and building materials of the area.

For these planning reasons we urge the Authority to reject the application.

Yours faithfully,





17th December 2021



To: Planning Department, Ribble Valley Borough Council

**RE: Planning Application 3/2021/1118 - Punch Bowl Inn, Longridge Road, Hurst Green - Change of use of land to form a 15-pitch static holiday caravan park**

We are writing to object to this application. Our principal concerns are highway safety, visual impact on the edge of the Forest of Bowland Area of Outstanding Natural Beauty, and the scale and density of the proposals.

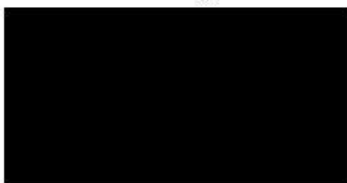
The applicant's agent says that this application is the same as the one previously granted for this and the site of the former Punch Bowl Inn. It is clearly not the same. It only covers part of that application site, it is no longer screened from the road and the AONB by the Punch Bowl, which has been knocked down, and, given that it is no longer an application for the former Punch Bowl Inn, it must stand or fall on its own merits regarding highway safety.

The applicant can no longer rely on the former Punch Bowl Inn as cover for this static caravan park. Nor can he rely on an existing access which now no longer exists. The Punch Bowl has not been in use for many years, approaching if not upwards of ten years. There must come a point where a previous use as justification for an unsafe access is no longer valid. If this was a new or a brown-field site anywhere else on this road, it would be turned down immediately on highway safety. Taken as a new application on its own merits, this is an unsafe development.

We can think of no other static caravan park, certainly not one with recent permission, in the Ribble Valley that is so close to a main road, so intrusive on the landscape, and so lacking in screening or landscaping. This is now even more evident since the demolition of the Punch Bowl buildings. The static caravans are packed in and add nothing to the visual amenity of the area. Assuming that families would hire these caravans, the site is very unsafe for children, with open access to a busy main road at a very bad corner, with no footway on that side, and only a very narrow and dangerous footway on the other side. Crossing the road at this point is extremely dangerous.

We believe there are strong highways and planning reasons to refuse this application.

Yours faithfully,





## Nicola Gunn

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 17 December 2021 17:15  
**To:** Web Development; Planning  
**Subject:** Planning Application Comments - 3/2021/1118

**Is your address in Ribble Valley?:** Yes

**Locality:**

**County:** Lancashire

**uprn:** 100012407614

**usrn:** 31800312

**ward:** E05005292

**Planning Application Reference Number:** 3/2021/1118

**Address of Development:** The Punch Bowl, Hurst Green

**Your Comments:** As a [REDACTED] we have been highlighting and registering our concerns about traffic management for the last 2 years at the bottom of [REDACTED] near the site. We have had 4 serious accidents in the last six months with no interest from the highway agency. I'm afraid this development will exacerbate the issue and place more lives in danger. This issue should be addressed in consultation with [REDACTED]. There are very strong feelings around the site and the way it was dealt with when it was illegally demolished in a very dangerous way. I think the council should very seriously consider the mood of the people on this issue. Although my objection is also an emotional one, I am realistic enough to know that this is not an influencer. I would like to stress only the concerns around the traffic problems. Speed of cars and lack of road signage/ warnings as I feel increased traffic will impact us most. Thank you for your attention

PLANNING	
22 DEC 2021	
FOR THE ATTENTION OF	

17 December 2021

The Planning Officer  
Ribbles Valley Borough Council  
Planning Department  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

Dear Sir

Reference Planning Application 3/2021/1118 re. land use  
change at Punch Bowl Inn, Longridge Road, Hurst Green.

[REDACTED] I would like to express my opinion on the proposals in the above application. Leaving aside my incredulity at the cavalier way in which the applicant destroyed a listed building, I do not think that the new application solves the problem of:-

- 1) Safe vehicle access to the site and visibility at the dangerous junction of Shire Lane and the B6243.
- 2) The 15 static caravans would be clearly visible from the B6243 and detrimental to the attractive approach to Hurst Green.
- 3) There is no indication of what use is to be made of the area which was once the footprint of the Punch Bowl Inn and its outbuildings.

I trust these comments may be of some use in your deliberations.

Yours faithfully,

[REDACTED]

**Nicola Gunn**

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 22 December 2021 12:12  
**To:** Web Development; Planning  
**Subject:** Planning Application Comments - 3/2021/1118

[REDACTED]

**Is your address in Ribble Valley?:** Yes

[REDACTED]

**Locality:**

**County:** Lancashire

**uprn:** 100012407618

**usrn:** 31800312

**ward:** E05005292

**Planning Application Reference Number:** 3/2021/1118

**Address of Development:** Punch Bowl Inn, Longridge Road BB7 9QW.

**Your Comments:** Hello,

As [REDACTED] I do have a couple of concerns which I am surprised have not been raised. Firstly this stretch on Longridge Road is very dangerous. I have addressed these concerns with Lancashire Highways the local MPs etc. As if our lane entrance is not dangerous enough ( this is being looked at) by building static caravans and increasing traffic on a blind bend this is going to be much worse. There have been at least 4 recorded serious crashes in the last 6 months and I would like to see evidence of what the plan is to make this safe? By cars accessing and exiting this site it sounds like a very bad accident to me. Cars and motorbikes speed at at least 60mph along here.

**Secondly when** [REDACTED]

[REDACTED] I cannot see how someone has been allowed to rip down a Listed Building down and then to just put in planning for a caravan park? how is this even allowed to happen. Notably when this site was demolished there were no Health and safety precautions in place just one man and a crane ripping through the building.

**With this in mind I would not approve planning for this site.**

**Nicola Gunn**

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**From:** [REDACTED]  
**Sent:** 30 December 2021 12:34  
**To:** Planning  
**Subject:** Objection to 3/2021/1193  
**Categories:** xRedact & Upload

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 **External Email**

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To whom it may concern

I believe I am still in time to object to the above application.

Nothing should be allowed to happen to any land or buildings associated with the (former) Punchbowl Inn until the investigation is concluded into why the Inn itself was demolished without planning permission. Sadly, the likelihood of the Punchbowl being financially viable is doubtful in today's world, however the building should have been retained for alternative use.

There are concerns over access, utilities and loss of natural habitat and it is likely the demolition of the Inn was to enhance the accessibility and selling point of the caravans that are hoped to be provided on this land. [REDACTED]

[REDACTED]

[REDACTED]

**Nicola Gunn**

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**From:** [REDACTED]  
**Sent:** 05 January 2022 17:59  
**To:** Planning  
**Subject:** Re: Planning Application No 3/2021/1118 Former Punch Bowl Inn  
**Categories:** xRedact & Upload

 **External Email**

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Ms Craig

Many thanks for your email.

I can confirm that the letter has still not arrived at [REDACTED] - guess this must be a GPO problem.

However I have now seen the letter & accessed the info on your Planning Portal.

It would seem that the proposed layout of the static caravans is basically the same as the layout that was granted approval in an earlier application, However the earlier proposal retained the former grade 2 listed, stone building (which was to be converted to holiday let's & cafe) this provided significant "screening" and added historical character to the approved scheme.

This now seems lacking with the current proposal.

Whilst no one can be happy for the unsightly pile of rubble that once was the former Punchbowl Inn to remain longer than necessary my view is that whatever is to replace it should be constructed in materials and to designs sympathetic and in keeping with the local area.

I note that in the village of Hurst Green, even the public toilets & bus shelters are constructed sympathetically using stone & slate!

My personal concern would be as to whether the scheme, as now proposed, adds or detracts from the character of the area as perceived by people passing through the Ribble Valley??

Kind Regards

[REDACTED]

Sent from my iPhone

On 5 Jan 2022, at 16:09, Planning <planning@ribblevalley.gov.uk> wrote:

[Redacted]

Thank you for your email and apologies for the delay caused by the festive holidays.

[Redacted]  
verified by the online notice of who has been contacted in this respect.

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2021%2F1118](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F1118)

The letter simply asks for comments if any to be sent to [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk). Although a date for return is stated, in fact any comments can be made before an application is determined.

Kind regards.

[Redacted]

[Redacted]

 **External Email**

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

FTAO Mr Adrian Dowd .

Dear Mr Dowd,

My name is [Redacted]

[Redacted]

[Redacted]

[Redacted]

On the 31st of Dec, [REDACTED] who informed me that he had received a letter from you regarding the above captioned Planning Application.

I wish to place on record that no such letter has been received [REDACTED] which is, I [REDACTED]

I understand that the application refers to the creation of a 15pitch static Caravan Park ?

I further understand that the Application is submitted by the same Company that demolished the former Grade 2 Listed Public House - a place of significant local and national interest.

Granting permission to replace this with 15 static caravans would seem to me to be sending the wrong message to future developers??

[REDACTED]

Yours Sincerely

[REDACTED]

#### **Disclaimer**

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

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