

Nicola Gunn

From: [REDACTED]
Sent: 10 July 2021 12:24
To: Planning
Subject: Application 3/2021/0676 FAO Laura Eastwood - Objection
Attachments: [REDACTED]
Categories: Orange Category

 **External Email**

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Dear Laura

Please find enclosed our letter of objection in relation to the above application.

There have been numerous officers that have dealt with Thorneyholme Hall over the last 4 years and I know previously Adam Birkett was dealing.

There has been numerous correspondence with Cllrs, Planning, CEO and Head of Legal and ourselves over the last 14 months so I would like the previous correspondence to also be reviewed and considered for accuracy and background.

Some initial concerns;

The application does not say what the property is going to be or will be used for?
But it needs 24 parking spaces?

It mentioned residential so is it staying as a private house or is it some form of commercial venture?

Also much of the paperwork states cookery school? But it says they are no longer pursuing a cookery school so which is it? Can the paperwork not be updated to reflect this?

I have also asked for this to be called in as committee decision as I would like to speak at the hearing given this saga has been going on for 14 months now.

Please also be aware all of the permissions this application is asking for are already completed works.

Regards

[REDACTED]



10th July 2021

Dear Ribble Valley Borough Council Planning,

RE: Application 3/2021/0676

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

As officers and Councillors that sit on the planning committee are aware we have been in correspondence for over 14 months now in relation to this site.

I would like to note the previous “numerous” correspondence we have had with Cllrs and RVBC in relation to the “breach” of conditions at Thorneyholme Hall which this application seeks to remedy.

We raised concerns on site some 14 months ago before the outbuilding was even built. We raised concerns about the lighting system installed and have therefore seen first hand how bright it is. RVBC spoke with the applicant and for the majority of the time the lights have been switched off.

It should be noted that whilst there is a retrospective application RVBC appear to have turned a blind eye in allowing the development / applicant to continue with said works despite being made aware 14 months ago.

We therefore feel that we have not been consulted on anything that is currently there and in many ways the council has actually “supported” the works to continue by failing to ask the applicant to stop works despite concerns and evidence raised.

It therefore also brings into question why the council allowed the applicant to continue works breaching all of the previous conditions set by RVBC? Technically these were there to safeguard and prevent situations like this from happening! One therefore has to question the purpose of such conditions being set if the council allows applicants to continue to do as they please regardless.

The application does not make it clear what the applicants intentions are with the property? I would therefore ask for further clarification as to what the use of Thorneyholme Hall will be? Why is a games room / cinema / recreational room required when the hall itself is so huge?

All of the paperwork it would appear has is from the original 2017 application in most cases and just had the dates updated. For clarity they say that they are not pursuing a cookery school but in a lot of the paperwork and assessments it still refers to a cookery school? So which is it to be?

This is clearly just a cut and paste of previous paperwork?

They mention that the cookery school is not being pursued due to COVID19, however the works around change of direction began long before COVID19 hit, so this is entirely misleading and inaccurate.

The original application for the cookery school we supported, however we feel that this was just used as a backdoor route for an entirely different use and the fact that the applicant chose to build the new building and install the lighting scheme etc and then apply for planning seems somewhat underhand. The fact that the council also turned a blind eye to this also suggest a culture of "cronyism" and "corruption"

We now feel in objection we are repeating ourselves yet again with nobody listening to our concerns. In fact complaints were put into RVBC 5 months ago which the council chose to ignore.

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

Lighting Scheme

OBJECTION

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 inaccurate when I look at the claims it makes. We also have numerous photographs of "how bright" 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 for the 4 years we have lived here.

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

It is obtrusive because it is adjacent to our property and ALL of our windows face onto the lighting scheme where we get "Glare" and Light Trespass when the lights are on.

The brightness is uncomfortable from all of our windows as it is viewed against a dark background at night as there is no other lighting in the area.

We also get lighting trespass onto our property, yard and into all of our windows with light spilling beyond the boundary of Thorneyholme Hall into [REDACTED] where light is located both outside and inside even a glare with the blinds fully closed.

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.

Light trespass is a problem with this lighting scheme and it is **intruding on our residential amenity especially as we live in a rural setting**. The lights were on day and night causing stress and anxiety for us as residents adjacent to Thorneyholme Hall. 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?

Flood Risk Assessment

OBJECTION

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 ([REDACTED])

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!

TREE REPORT (Current)

OBJECTION

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!

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

Regularisation of unauthorised outbuilding ancillary to dwelling.

OBJECTION

We object to the regularisation of the outbuilding ancillary. When the cookery school idea was suspended the applicant should have consulted and put in a re application.

Instead he decided to go ahead in breach of conditions and change the course of action by building a cinema, games room?

The question has to be given the size of Thorneyholme Hall, why is a games room even needed or required? What purpose or value does this add.

The building itself is not in keeping with black doors and windows and appears to have not considered the local surroundings and the type of buildings and architecture that sits within the area.

It is also unclear what the full intention of the building will be used for and given the number of U Turns the applicant has made without consulting the fear would be that this is just another example of trying to get a building / plans passed via the back door.

We would also like to add that we do not feel we should even be in this position having to now defend and object to works that have already been undertaken. The council were informed of these works in many cases long before they started or completed but chose to allow the applicant to move forward regardless.

This not only undermines the whole planning application and planning policy but suggests that certain individuals are clearly free to do as they please with the council essentially turning a blind eye.

We strongly object to this application and would like all of our previous correspondence to be also considered in connection with this application as although it's a new application, it's an extension of ongoing concerns and correspondence raised with RVBC relating to the 2017 application and breaches of condition.

Your Sincerely

[Redacted Signature]

Nicola Gunn

From: [REDACTED]
Sent: 10 July 2021 12:47
To: Planning
Subject: RE: Application 3/2021/0676 FAO Laura Eastwood - Objection
Attachments: 106.jpg; 107.jpg; 109.jpg; 112.jpg; 113.jpg; 117.jpg; 119.jpg
Categories: Orange Category

⚠ External Email

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Just too assist also with some context on the lights

I have included some photos.

119 was taken just after the lights were switched off to demonstrate the darkness and what it is usually like around Thorneyholme.

The other pictures demonstrate how different and the affect the lights have when switched on.

If you look at photo 112 you will actually see [REDACTED] lit up in the background so for the light assessment to say there is no impact is totally inaccurate and I do question the legitimacy of said lighting assessment. The lights are totally inappropriate.

Picture 117 is actually from one of our windows and demonstrates how it shines into all of our windows.

Regards

[REDACTED]
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The application does not say what the property is going to be or will be used for?
But it needs 24 parking spaces?

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From: [REDACTED]
Sent: 10 July 2021 13:02
To: Planning
Subject: RE: Application 3/2021/0676 FAO Laura Eastwood - Objection
Attachments: 38.jpg; 49.jpg; 51.jpg; 53.jpg; 58.jpg; 93.jpg; 98.jpg; 100.jpg
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Also enclosed are other pictures;

- 1) The pictures showing the increased water / flooding since the changes were made at TH
- 2) The lights down the drive, much more subtle.
- 3) Pictures of daytime with lights on but show even in the daytime how bright and also our property in the background

Picture 38 was the photo sent to RVBC as works were starting but failed to do anything in stopping works continuing despite conditions stating materials needed to be checked etc before works started.

Regards

[REDACTED]

Sent from [Mail](#) for Windows 10

From: [REDACTED]
Sent: 10 July 2021 12:57
To: planning@ribblevalley.gov.uk
Subject: RE: Application 3/2021/0676 FAO Laura Eastwood - Objection

Pictures of the actual building also enclosed

Regards











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From: [REDACTED]
Sent: 11 July 2021 16:02
To: Planning
Cc: Cllr A Brown; Cllr J Alcock; Mair Hill; Marshal Scott; Nicola Hopkins
Subject: Application 3/2021/0676

Categories: Orange Category

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Dear Planning ,

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14 months of raising issues with RVBC we now have yet another "sham" application that yet again is "false" misleading and inaccurate.

I would like an officer to look at the said building and check if they think it in anyway resembles a games room? And resembles the actual planning application and floor plan in any way?

Firstly why would a games room need so many sliding patio door entrances and so many windows?

Our land is adjacent to the applicants and we surround a good 70% of his property.

Whilst on our land today I noticed a building (looks like a toilet block) which is not on the application so would like this investigating as to what it is and why it is not on the plans.

There are drains and pipes (looks like waste pipes) within feet of our land and I would like to know what it is? To my knowledge it also has no planning permission and building control sign off?

I also took photos from our land and you can see that the "alleged" games room is in fact clearly not a games room so they have not built what they are applying for so surely the application is null and void?

It looks from a distance as if it is partitioned into at least 4 or 5 rooms. Neighbours have also said plumbing went in a while ago and they appear to be bedrooms with small shower rooms.

So why on earth submit another planning application that is a blatant dishonest act on behalf of the applicant and the architect to mislead and essentially act yet again in a dishonest manner.

Not only is the building currently stood without planning permission along with the lighting scheme, what appears to be a toilet block now appeared but we now have a further situation that the application to "supposedly" "remedy" the situation is actually a worthless planning application that in no way reflects the actual design or use of the property.

So we now have a situation where it not only appears to breach conditions, undertake works without the relevant planning but it now seems to go one step further and falsify planning documents!

I have complained I don't know how many times and both Cllrs and RVBC have refused to do anything in 14 months!

Now we have this situation where we are being lied to in "public" planning documents.
The trust of both the applicant and the council are surely brought into question here?

I repeat again that this applicant is deliberately misleading us as residents, falsifying documents, undertaking works without planning, breaching conditions, yet to date the council has taken no action against the applicant.

Nobody can make a decision based on this situation as the application is false and has no bearing on the actual works that the applicant has undertaken.
As you are also aware in the original 2017 application the environment agency originally objected when the building was going to have a bedroom on the ground floor due to a flood risk. They subsequently removed the bedroom from the original cookery school and they withdrew their objection.

I can only assume they are saying it's a games room as they know from previous applications any form of sleeping accommodation would not be supported.

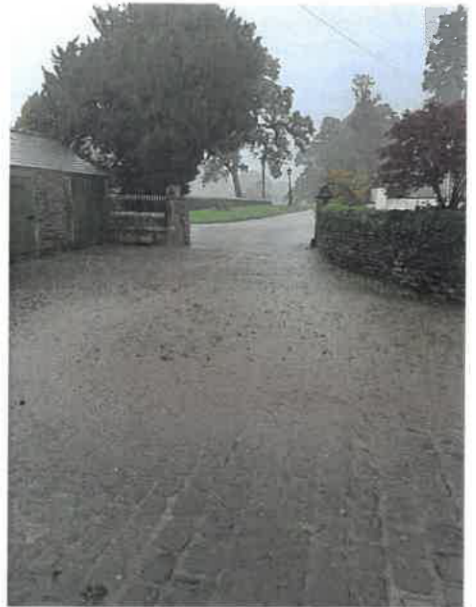
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Have any of your officers actually undertaken a site visit given the number of breaches and complaints I made?

Regards

[REDACTED]



Nicola Gunn

From: [REDACTED]
Sent: 11 July 2021 16:33
To: Planning
Cc: Nicola Hopkins
Subject: RE: Application 3/2021/0676
Attachments: 123.jpg; 124.jpg; 132.jpg; 133.jpg; 134.jpg

Categories: Orange Category

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This is the building but no mention on the plans.

Looks like shower or toilet block? – Currently no planning.

Sent from [Mail](#) for Windows 10

From: [REDACTED]
Sent: 11 July 2021 16:01
To: planning@ribblevalley.gov.uk
Cc: cllr.abrown@ribblevalley.gov.uk; [Cllr J Alcock](#); [Mair Hill](#); [Marshal Scott](#); [Nicola Hopkins](#)
Subject: Application 3/2021/0676

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Subject: RE: Application 3/2021/0676
Attachments: 127.jpg; 129.jpg; 130.jpg; 131.jpg; 137.jpg; 139.jpg; 143.jpg
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This is the new build. You can actually see even at this distance and from the road on the other side of the building that there are in fact at least 4 or 5 rooms / partitions in this building.

This is most definitely not a games room as suggested.

The planning application also asks for permission but gives no indication as to the reason?

Could somebody explain what the proposal is for the property?

Also appears to be what looks like a brick built pool / jacuzzi in the middle of the garden?

If it is going to be something commercial such as a hotel or a spa, it would be beneficial to all, that the council could encourage the applicant to be honest instead of this trying to get approval via the back door! Falsifying planning applications surely cant be looked upon positively by the council?

Also external cables for what looks like will be even more lights on the actual building itself (clearly not enough lights already!)

Regards

[REDACTED]

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Cc: cldr.abrown@ribblevalley.gov.uk; [Cllr J Alcock](#); [Mair Hill](#); [Marshal Scott](#); [Nicola Hopkins](#)
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From: [REDACTED]
Sent: 12 July 2021 08:36
To: Planning
Cc: Nicola Hopkins
Subject: RE: Application 3/2021/0676
Attachments: 127.jpg; 129.jpg; 130.jpg; 131.jpg; 137.jpg; 139.jpg; 143.jpg
Categories: Orange Category

External Email

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This is the new build. You can actually see even at this distance and from the road on the other side of the building that there are in fact at least 4 or 5 rooms / partitions in this building.

This is most definitely not a games room as suggested.

The planning application also asks for permission but gives no indication as to the reason?

Could somebody explain what the proposal is for the property?

Also appears to be what looks like a brick built pool / jacuzzi in the middle of the garden?

If it is going to be something commercial such as a hotel or a spa, it would be beneficial to all, that the council could encourage the applicant to be honest instead of this trying to get approval via the back door! Falsifying planning applications surely cant be looked upon positively by the council?

Also external cables for what looks like will be even more lights on the actual building itself (clearly not enough lights already!)

Regards

[REDACTED]

Sent from [Mail](#) for Windows 10

From: [REDACTED]
Sent: 11 July 2021 16:01
To: planning@ribblevalley.gov.uk
Cc: cllr.abrown@ribblevalley.gov.uk; [Cllr J Alcock](#); [Mair Hill](#); [Marshal Scott](#); [Nicola Hopkins](#)
Subject: Application 3/2021/0676

Dear Planning ,

Further to my letter of objection and photos I would like to request that planning visit the site and that this be "called" in for committee of which I would like to voice my concerns with regards to this project and the wholly inaccurate submission that has been submitted which is both misleading and false.

14 months of raising issues with RVBC we now have yet another “sham” application that yet again is “false” misleading and inaccurate.

I would like an officer to look at the said building and check if they think it in anyway resembles a games room? And resembles the actual planning application and floor plan in any way?

Firstly why would a games room need so many sliding patio door entrances and so many windows?

Our land is adjacent to the applicants and we surround a good 70% of his property.

Whilst on our land today I noticed a building (looks like a toilet block) which is not on the application so would like this investigating as to what it is and why it is not on the plans.

There are drains and pipes (looks like waste pipes) within feet of our land and I would like to know what it is? To my knowledge it also has no planning permission and building control sign off?

I also took photos from our land and you can see that the “alleged” games room is in fact clearly not a games room so they have not built what they are applying for so surely the application is null and void?

It looks from a distance as if it is partitioned into at least 4 or 5 rooms. Neighbours have also said plumbing went in a while ago and they appear to be bedrooms with small shower rooms.

So why on earth submit another planning application that is a blatant dishonest act on behalf of the applicant and the architect to mislead and essentially act yet again in a dishonest manner.

Not only is the building currently stood without planning permission along with the lighting scheme, what appears to be a toilet block now appeared but we now have a further situation that the application to “supposedly” “remedy” the situation is actually a worthless planning application that in no way reflects the actual design or use of the property.

So we now have a situation where it not only appears to breach conditions, undertake works without the relevant planning but it now seems to go one step further and falsify planning documents!

I have complained I don't know how many times and both Cllrs and RVBC have refused to do anything in 14 months!

Now we have this situation where we are being lied to in “public” planning documents. The trust of both the applicant and the council are surely brought into question here?

I repeat again that this applicant is deliberately misleading us as residents, falsifying documents, undertaking works without planning, breaching conditions, yet to date the council has taken no action against the applicant.

Nobody can make a decision based on this situation as the application is false and has no bearing on the actual works that the applicant has undertaken.

As you are also aware in the original 2017 application the environment agency originally objected when the building was going to have a bedroom on the ground floor due to a flood risk. They subsequently removed the bedroom from the original cookery school and they withdrew there objection.

I can only assume they are saying its a games room as they know from previous applications any form of sleeping accommodation would not be support.

All we ever wanted was some honest intervention, an accurate description of works undertaken and an honest description of what the applicant is planning. None of which has been forthcoming, these dishonest games, fraudulent application and a multitude of illegal works which the council has essentially colluded and enabled!

I would like the council to take action and attend site at the earliest opportunity as this is now becoming an absolute joke and clearly requires much greater publicity to highlight this ridiculous situation that RVBC have allowed to continue!

Have any of your officers actually undertake a site visit given the number of breaches and complaints I made?

Regards





