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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 April 2022 14:12
To: Planning
Subject: Planning Application Comments - 3/2022/0271

[REDACTED]

Planning Application Reference No.: 3/2022/0271

Address of Development: Preston Road, Ribchester

Comments: We have the following concerns regarding the planning application 3/2022/0271 which details changes to the original application 3/2021/0595 for a Heliculture business and holiday lets on land off Preston Road in Ribchester. [REDACTED]

1) Cabin positioning. Two holiday cabins have moved closer to the main Heliculture building, and as a result, closer to more of the existing residential properties on Preston Road. This increases our concerns regarding noise from holidaymakers. There appears to be no good reason why holiday lets would be better sited closer to the Heliculture building. Surely it makes more sense to keep the two businesses separated. Also, holidaymaker vehicles and pedestrians mixing with business traffic/deliveries etc throws up more potential safety issues.

2) Breach of planning. It appears that the footings for these two cabins have already been constructed despite the fact that this planning application has not yet been approved! This suggests that this [REDACTED] to carry out their approved plans.

Other concerns :-

1) There appears to be no fences etc in the plans to stop holidaymakers wandering freely around the Heliculture business and the whole site including along Boyces Brook and behind the residential properties on Preston Road. Again this gives rise to more noise and disturbance concerns.

2) Groundworks/Landscaping along Boyces Brook. An area of ground has been dug away next to the brook lowering the bank. This area is now likely to be completely covered by water in periods of heavy rain. Several trees have been cut down and others have been pruned. Branches used by Kingfishers have been removed. A number of large rocks have also been removed from the Brook. No concern appears to have been given to local wildlife before these works were carried out. The landscaping work suggests that holidaymakers will be invited to use this area for picnics/recreation etc, again increasing the risk of disturbance to residents and local wildlife.