

John Macholc

From: Planning
Sent: 11 January 2021 12:47
To: John Macholc
Subject: FW: Application 3/2020/1063

Kind regards

Nicola Gunn

Planning Receptionist
Direct Dial 01200 414499

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA

Hours of work; all day Monday, Tuesday and Wednesday morning

From: Gill Vernon <gill.vernon@pwcsurveyors.co.uk> **On Behalf Of** andrew.coney@pwcsurveyors.co.uk
Sent: 08 January 2021 13:57
To: Planning <planning@ribblevalley.gov.uk>
Subject: Application 3/2020/1063

For the attention of Mr J Macholc

Dear Mr Macholc

I am instructed by Mr and Mrs John Robinson of Ribble View House, Alston Lane, Longridge, PR3 3BN to act on their behalf and make representations on their behalf in respect of the above application. They wrote to you on 31st December making their own personal views known. We spoke on the phone on Monday this week and you kindly confirmed that submissions made this week would be taken into account

Let me start by saying that I would whole heartedly endorse the views expressed in their letter to you of 31st December.

I have viewed the planning application online and furthermore have looked at the original planning permission for the equestrian facilities at Ribble View Farm granted by way of planning permission 3/2008/0454 whereby planning permission was granted for a proposed horse breeding facility comprising stabling, indoor arena, workshop, ancillary accommodation and parking.

It is interesting to note Condition 6 to that application which states that the proposed indoor arena should not be used for competitive events, gymkhanas or other such events and should only be used by horses stabled within the site.

By implication that would only be the breeding horses housed on the site.

My understanding from my clients is that they are currently a livery operation running from the property. The fact acknowledged in the Design and Access Statement submitted by the applicant's planning consultant. Clearly the existing owners of the farm are operating not in accordance with the original planning consent.

Furthermore, I gather from my clients that there are elements of Ribble View Farm, yard, house and buildings have not been constructed in accordance with or being used in accordance with, existing planning permissions. You will no doubt have made those observations and come to your own conclusions in respect of those matters on your site inspection.

I have known Ribble View Farm for close on 30 years and indeed have sold the property twice during my professional career.

The approach to Ribble View Farm is in essence a single track road with very limited passing places and it is no longer maintained by Lancashire County Council's Highways Department in terms of gritting etc.

I think it is reasonable to presume that Condition 6 of the original planning consent was required largely on two grounds –

- a) Highways and
- b) The impact on surrounding properties.

If the property was used in a planning compliant manner, then it would generate little or no traffic above the traffic generated by the current owners and/or their family suppliers etc.

The Doggy Day Care Centre proposed will generate traffic and the scale of the buildings at Ribble View Farm could mean that whatever is proposed initially in terms of the current application could then grow into some quite a sizeable operation.

One has to question whether the re-use of equestrian buildings for a private use for the proposals contained within the current application is appropriate. Their construction and design is for an equestrian use not a Doggy Day Care Centre.

We note that the applicant has supplied a noise assessment undertaken by a Company called Martec. We are not noise consultants and therefore have to respectfully accept the conclusions that Martec have come to but I think it is perfectly reasonable to question the assumptions that they have made in arriving at their professional opinion. I do not, with respect, agree to their commentary and assertions in respect of the Doggy Day Care Centre generating less noise than a dog kennels. I don't believe that they have taken full account of the potential for noise impact here and I think of the assumptions they make are flawed. Neither do I think they have taken account of the potential for noise nuisance caused by traffic or the fact that were this planning permission to be granted and then the operation was to grow, the noise impact on my client's property would be significantly higher.

The local planning authority's Core Strategy has policies that recognise supporting business growth and the local economy and the conversions of barns and other rural buildings for employment uses as well as policies concerning recreation and tourism development.

All of those policies, particularly the policy DMB2 requires that the proposed use will not cause an unacceptable disturbance on neighbours, that the building has a genuine history of use for agricultural other rural enterprise and that the access to the site is of a safe standard.

It would be my position to you sir, that the applicant has failed to demonstrate that they can meet those three key criteria.

Furthermore, the applicant has failed to demonstrate that the proposals meet Policy DMG1 of the Core Strategy in terms of design, access, amenity or environment and they have, therefore, failed to demonstrate that the application is compliant with Policy DMB1.

The applicant has also failed to demonstrate that there is a demonstrable need for such proposals in the locality and that Ribble View Farm is the most appropriate place that those facilities could be provided.

Jane Tucker

From: webmaster@ribblevalley.gov.uk
Sent: 2 January 2021 14:10
To: Planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 23158
Form: Planning Application Comments Form
Completed: 02/01/2021 14:09:41
Status: Pending

USER DETAILS

Site user email: [REDACTED]

USER INPUTS

title: [REDACTED]
LastName: [REDACTED]
firstName: [REDACTED]
numberName: Ribble View House
postAddress: Alston Lane Alston Preston PR3 3BN
postCode: PR3 3BN
refNo: 3/2020/1063
addDev: Ribble View Farm Alston Lane Alston Preston PR3 3BN

comments: I request for an extended period on the 21 days notice to appeal. Due to the timing of this planning application it has made it difficult for us to obtain any legal advice, with offices closed over the Christmas and New Year period - including RVBC. Living side by side to this proposal it is important that we all get it right. We are objecting on the grounds of noise and highways. Please note: No public notice has been displayed.

Jane Tucker

From: webmaster@ribblevalley.gov.uk
Sent: 3 January 2021 18:12
To: Planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 23180
Form: Planning Application Comments Form
Completed: 03/01/2021 18:11:41
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS


title: [REDACTED]
LastName: [REDACTED]
firstName: [REDACTED]
numberName: Brookhall Farm Alston Lane
postAddress: Brookhall Farm Alston Lane
postCode: Pr3 3bn
refNo: 3/2020/1063
addDev: Ribble view farm Alston Lane longridge Pr3 3bn

comments: Noise disturbance, dogs mean noise(barking) we already have kennels nearby to us and do not think a doggie day care centre will bode well they will be very close together and this could create a lot more noise. Highway safety Alston Lane is a steep meandering lane with limited passing places for 2 cars to pass the private road we are on leading to ribble view farm is only a single track not suitable for all the extra traffic to go with the cars that already go to the stables at the same address. There is also a public footpath on this road that have to dodge the speeding cars that fly down from the stables. Please ask yourself is a doggie day car centre suitable down Alston Lane no street lights long steep narrow lane and only this week cars getting stuck on the hill because of ice and snow no grit bins, the proposer says it will be 7am to 7pm 7 days a week who will police this it will soon be 24 hrs 7 days a week and be boarding kennels before any plans get looked at I propose the highways assess the suitability of Alston Lane for this application.

RECEIVED BY
CHIEF EXECUTIVE

- 4 JAN 2020

FAO	
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Ribble View House
Alston Lane
Alston
Preston
PR3 3BN

31st December 2020

Ribble Valley Borough Council
John Macholc
Planning Department
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir/Madam,

Re: Planning Application No. 3/2020/1063

Mrs Elizabeth Simpson, Ribble View Farm, Alston Lane, Longridge, Preston.
PR3 3BN

Proposed Doggie Day Care

We would like to make an representation on the above planning application on the grounds of:

NOISE DISTURBANCE

There is no doubt about it - dogs bark! More so on unfamiliar ground with unfamiliar people.

There is no field between Ribble View Farm and Ribble View House, both yards meet at the back of the properties with only a timber shiplap fence as the boundry. As we are only 68 mts away from this proposed Doggie Care, understandably we

are highly concerned over noise. There will be times when the dogs are in the yard, customers dropping off and picking up, exercise and escapees etc.

We have our own private kennels situated 200 mts from this proposed Doggie Day Care, and have had only one complaint for noise in 22 years of us living here, but if this planning application was to be granted, our own dogs would constantly be barking which no doubt would upset the neighbouring properties - Brookhall Barn, Brookhall House and Brookhall Farm, which are all only 200 mts away from our kennels. The applicate also has 5 dogs of her own.

I note the applicant has had a Noise Assessment completed, not being familiar with the terminology used I question whether this was done inside the horse arena, stables/kennels, doggie exercise area and which way was the wind blowing - we are West of this proposal.

Also the Noise Assessment (page 20) states that "It is considered that the noise impact should not bar the grant of planning consent for the development, subject to suitable conditions relating to keeping doors and windows closed when the associated buildings are occupied by dogs". Who in their right mind would keep windows and doors closed in a confined area (especially in Summer) where dogs are concerned!

On a final note there is the public footpath - Ribble Way, which runs at the bottom of the field where the proposed exercise area for the dogs is to be.

HIGHWAY SAFETY

Towards the end of Alston Lane before entering the private drive to Ribble View Farm and Ribble View House is a long, narrow, winding steep hill, parts of this hill are not passable when two cars meet resulting in dangerous reversing. I remember well when [REDACTED] Alston Lane at the time) was riding her horse down the hill and was hit by a car, unfortunately her horse had to be put down. I think it's fair to say almost everyone living towards the end of Alston Lane has at some stage had an accident, including myself and the applicant, (separate incidents).

The planning application states that the applicate anticipates no more than 2 journeys each way each day, I find this hard to believe especially in today's world of flexible working hours - gone is the 9-5, therefore collection and drop-off times will vary enormously, and then there's the prospective customers viewing "The Facilities" before committing their dog. Also remains the opportunity for customers to deliver and pick up, who's going to stop them - the applicant, I think not.

We are also aware that if this planning application was passed it would open up further doors for dog grooming, possibly a shop?

The applicant already has two businesses in operation at Ribble View Farm - Stud/Rehabilitation and Livery, this in itself has had a big impact on traffic, especially on days when the applicate hires out her indoor arena, for example on Sundays we have at least 20 cars arriving for "puppy training classes" in the indoor horse arena which is suppose to be for private use only. Not forgetting all the walkers on Alston Lane taking advantage of the public walk around the lovely River Ribble, many of whom park their cars at the bottom of the hill. Please, please no more traffic - you are endangering lives.

PLEASE ASK YOURSELF THE FOLLOWING:

Does the Ribble Valley need another "Doggie Day Care", especially when the facilities are not easierly accessible?

The planning application mentions Farm Diversity, Ribble View Farm has not been a working agriculural farm for 17 years, prior to the applicants family it was just a private house.

The applied times of 7am - 7pm (7 days a week) would give the applicant opportunity to discretly have 24 hr doggie boarders.

Kind regards



Owners of Ribble View House

