

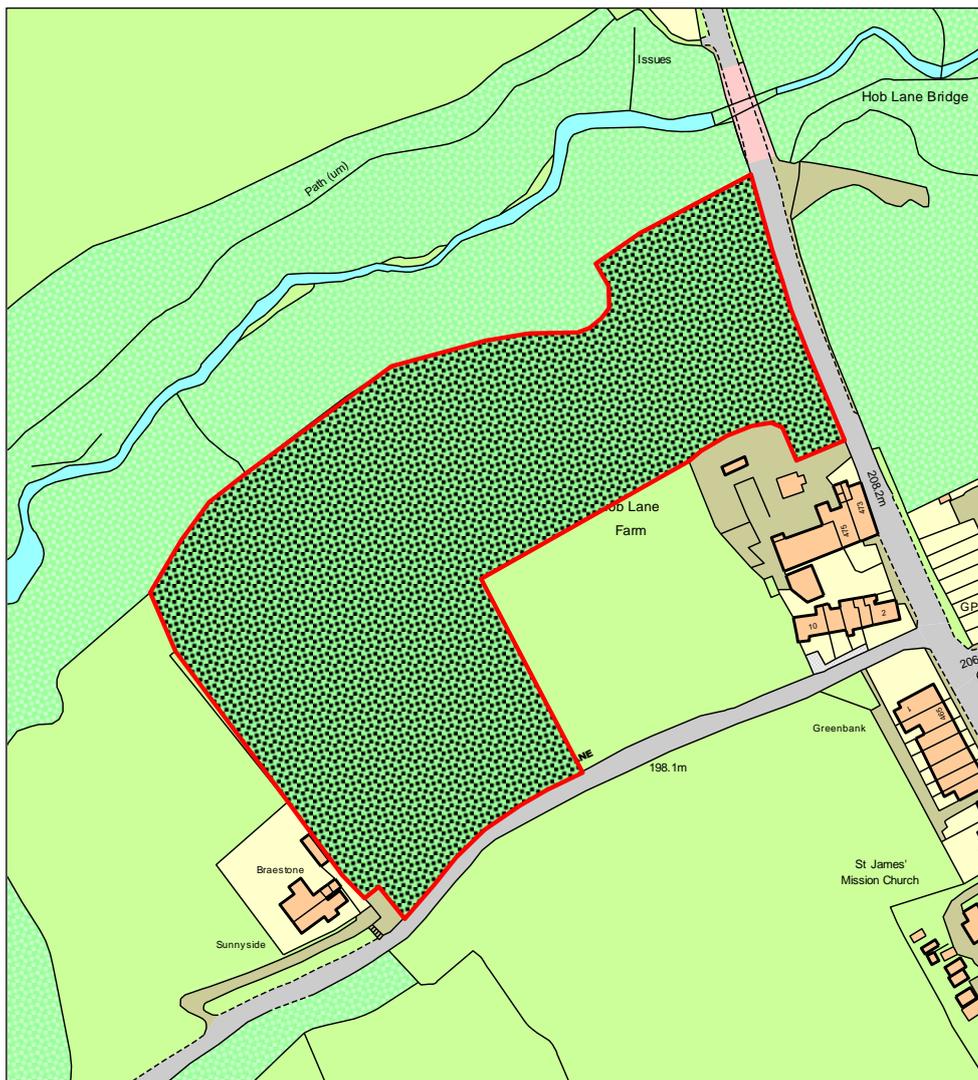
**Proposed development: Full Planning Application for Form new access/re-open former access onto Blackburn Road**

**Site address:  
Land Adjacent Hob Lane Farm  
Blackburn Road  
Edgworth  
Bolton  
BL7 0PU**

**Applicant: Mr Kenneth Warner**

**Ward: West Pennine      Councillors: Colin Rigby  
Jean Rigby  
Julie Slater**

---



## **1.0 SUMMARY OF RECOMMENDATION**

- 1.1 The proposed development for access from Blackburn Road into the proposed caravan site is **recommended to be granted planning permission** for the reasons as stated in Paragraph 4.1.

## **2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE**

- 2.1 This application is presented to the Committee in accordance with the Scheme of Delegation following the receipt of 24 letters of objection from residents, including a letter of objection from North Turton Parish Council and objections from Councillors Colin and Jean Rigby. A summary of the comments is provided at Paragraph 6.1 below. The proposed development has been publicised through letters to residents of adjoining properties. It is noted that nine of the submitted objections refer specifically to access into the site from Hob Lane, a proposal which is not part of this current application but had at one point been considered by the applicant as an alternative to the Blackburn Road access.
- 2.2 The key issue to be addressed is whether the access would be appropriate development in the West Pennine Moors Green Belt, with particular reference to the following:
- Local and national planning policy considerations concerning the impact of the development in the Green Belt.
  - Local and national approaches to the development of the tourist industry in rural areas.
  - Local and national planning policies concerning the impacts on traffic and transport infrastructure.

## **3.0 RATIONALE**

### **3.1 Site and Surroundings**

- 3.1.1 The site of the proposed development is located alongside Blackburn Road, between Hob Lane to the south and Wheatsheaf Brook to the north. The land lies outside the Edgworth village boundary and within the West Pennine Moors, in an area designated as Green Belt.
- 3.1.2 Hob Lane, to the south of the site, is comprised of a row of modest stone-fronted terraced cottages, presenting their rear elevations to the former Hob Lane Farm. Nos. 2 and 4 Hob Lane are listed buildings. Two further cottages, 473 and 475 Blackburn Road, form a small row of cottages with the east gable end facing the highway. Wheatsheaf Brook, to the north of the site, runs through a narrow, steeply-sided valley, with a dense covering of trees and vegetation on both banks. The course of the brook, along with the woodland on both banks, forms an eastern limb to the Wayoh Reservoir Biological Heritage Site. This watercourse, although not in the ownership of United Utilities, feeds the Wayoh Impounding Reservoir.

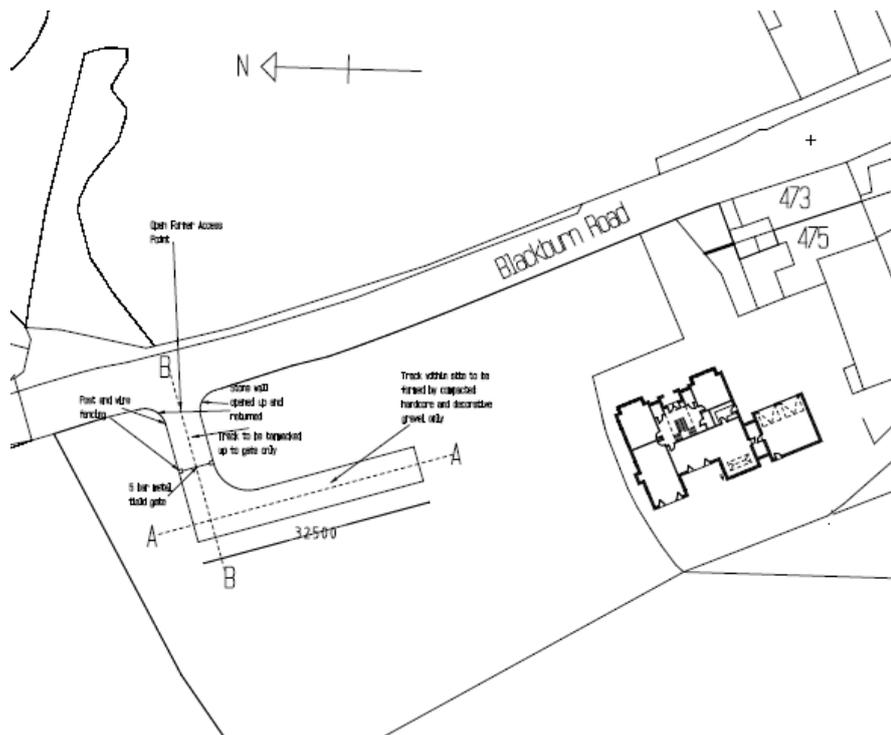


Above: View of the land photographed in 2018 with derelict caravan, centre, and derelict outbuildings, left.

Below: View of the land photographed June 2020 with derelict caravan to the right and excavations already commenced in the foreground.

Overleaf: The proposed layout of the access track





### 3.2 Proposed Development

- 3.2.2 It is considered that some background be given as to why this application for a new access into Green Belt land has been submitted.
- 3.2.3 In a letter dated 19th June 2019 the Camping and Caravanning Club notified the Council that an application had been received to create an exempted caravan site at Hob Lane Farm. Members are advised that under Part 6 of the General Permitted Development Order 2015 (as amended), a caravan site may host up to five caravans without requiring planning permission (this is more fully explored at 3.5.4 below).
- 3.2.4 The Council responded by setting out its concerns in a letter dated 28th June 2019 regarding the Green Belt location of the site, the poor visibility splays and sightlines when exiting Hob Lane Farm, the potential for harm to the West Pennine Moors, Wheatsheaf Brook (and so on water quality – the Brook feeds the Wayoh impounding reservoir) and the Wayoh Reservoir Biological Heritage Site.
- 3.2.5 Because the Council was unable to assess and condition the proposal through the normal planning process, it objected to the proposal.
- 3.2.6 In a letter dated 27th November 2019 the Camping and Caravanning Club advised the Council that its comments had been considered and noted but that the Club was continuing to process the application to establish a small caravan site, plus tents, at Hob Lane Farm “as in normal circumstances, such sites have little or no impact on the environment and the area concerned”.

3.2.7 In the process of assessing this application, the Camping and Caravanning Club was approached as to the progress of issuing of the certificate. An e-mail was received on 15th September 2020 explaining that the certificate was still to be issued. This would be subject to the satisfactory completion of 'works to be done' and an inspection visit by the club's Site Officer. The works to be completed, as confirmed in an e-mail dated 21st September 2020 include Installing a hardcore access road around the Certificated Site area to enable towing vehicles to access the site, creating 5 x caravan/motorhome locations within CS area, creating a designated tent camping area, installing a Chemical Disposal Point and waste water supply, and installing a freshwater supply.

3.2.8 Members are advised that this application covers only the first of these works. Any structure which has a sufficient degree of permanence through physical attachment to the ground or to main services will involve operational development. Such elements of caravan sites as chemical disposal points, hard surfacing and water standpipes come under this category and are likely to need permission. The applicant has been invited to enter into discussion with the Council regarding these requirements.

### **3.3 Development Plan**

#### **3.3.1 Blackburn with Darwen Borough Local Plan Part 2 – Site Allocations and Development Management Policies (December 2015)**

Policy 8: Development and People  
Policy 9: Development and the Environment  
Policy 10: Accessibility and Transport  
Policy 11: Design  
Policy 3: The Green Belt  
Policy 41: Landscape

#### **3.3.2 Blackburn with Darwen Borough Local Plan part 1 – The Core Strategy (January 2011)**

Policy CS18: The Borough's Landscapes

### **3.4 Other Material Planning Considerations**

#### **3.4.1 National Planning Policy Framework (NPPF) (February 2019):**

Section 6: Building a Strong, Competitive Economy  
Section 9: Promoting Sustainable Transport  
Section 12: Achieving Well-Designed Places  
Section 13: Protecting Green Belt Land  
Section 15: Conserving and Enhancing the Natural Environment

### **3.5 Assessment**

- 3.5.1 Development in the Green Belt. The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open – the essential characteristics of Green Belts being their openness and permanence (NPPF Paragraph 133).
- 3.5.2 The Government's Planning Practice Guidance states that openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be as relevant as the volume.
- 3.5.3 The Local Planning Authority is required by the NPPF to ensure that substantial weight is given to any harm in the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. Exceptions to inappropriate development include appropriate facilities for outdoor recreation "as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it".
- 3.5.4 As regards the establishment of the proposed caravan site at Hob Lane Farm, Members are referred to Part 5 of the General Permitted Development Order 2015. Class A permits 'the use of land, other than a building as a caravan site' (A.1). The circumstances under which this is permitted are those set out in Schedule 1 Paragraphs 2 to 10 of the Caravan Sites and Control of Development Act 1960. Paragraph 5 is relevant to the site at Hob Lane Farm where the land is in use "as respects which there is in force a certificate issued under this paragraph by an exempted organisation if not more than five caravans are at the time stationed for the purposes of human habitation on the land to which the certificate relates." Neither of the two Acts that cover the establishment of the caravan site refer to such a site being inappropriate development for land in the Green Belt. The first question to be addressed by the Committee, then, is whether or not the addition of an access track would amount to inappropriate development in the Green Belt.
- 3.5.5 The proposed access is located at the northern end of the site. The access track projects approx. 20 metres into the field from the highway before turning at right angles and proceeding 32.5 metres to the south. The first approx. 9 metres from the highway to the gate to the site is proposed to be of tarmac with the remainder of the track to be comprised of compacted hardcore and decorative gravel.
- 3.5.6 The ecological value of the field has been lost as a result of excavations carried out prior to the determination of this application, and an ecological assessment in support of these works has not been presented with the submission documents for this application.
- 3.5.7 It is possible that the excavations carried out may not have required planning permission. Certainly, Part 2 Class B of the General Permitted Development

Order permits “the formation, laying out and construction of a means of access to a highway which is not a trunk road of a classified road, where that access is required in connection with development permitted by any class in this Schedule (other than by Class A of this Part).” These permitted development rights would cover caravan sites.

- 3.5.8 Hob Lane is a non-classified highway; and in principle would therefore present the development with a means of access that would not require planning permission. In practice, in discussions with the applicant, the Council has maintained that access onto Hob Lane for car and caravan would be out of the question in terms of safety, and that the amount of engineering works required to form an access onto Hob Lane would be such that permission might actually have been required in connection with the alteration of land levels.
- 3.5.9 To determine the way forward, the Council’s Network Manager walked the site with the applicant to consider the options of providing an access, and agreed that – with some minor adjustments and additional details in terms of sightlines and manoeuvrability details, the access being considered by Members was the best, and probably only, option.
- 3.5.10 In terms of harm to the Green Belt, the excavation has probably had the most profound effect on the visual aspect of its amenity. However, given that the caravan site can and will operate without the need for planning permission, it is considered that much of that amenity can be restored over time through a carefully worded planning condition attached to an approval of the access track. This would require the submission, for approval in writing, of a detailed landscaping scheme for the land edged in red on the location plan, including details of landscaping around the proposed pitches and wildflower planting in the wider site. Providing the condition requires implementation of this scheme within the first planting season following the date of the planning permission, the visual impact of the proposed access track should be softened, and some ecological and Green Belt amenity restored to the site.
- 3.5.11 Members are also recommended to approve a condition stipulating that, should the site cease to operate as a caravan site, the access track should be removed and the site restored to its previous grassland state within six months of the cessation of the use.
- 3.5.12 It is therefore considered that the proposed extension accords with both Policy 3 of the Local Plan Part 2 and the provisions of the NPPF in terms of development within the Green Belt.
- 3.5.13 Tourism Considerations. Planning decisions, states the NPPF (Paragraph 83) should enable the development and diversification of agricultural and other land-based rural businesses, including sustainable rural tourism and leisure developments which respect the character of the countryside.
- 3.5.14 The proposed access into the caravan site is considered to facilitate such development. The Core Strategy includes a provision for the active use of the

Borough's landscapes through leisure and tourism where this is compatible with objectives relating to their protection. Policy 34 of the Local Plan Part 2 develops this further, giving priority to tourism-based development within a number of locations – one being the West Pennine Moors. Those developments likely to generate a large number of trips should be within the villages of Edgworth, Chapeltown and Belmont, or else associated with an existing facility. The proposed access is to serve a facility just beyond the boundary of the village of Edgworth. Given the nature of this facility, the proposal is considered unlikely to find sufficient open space within the village boundary to operate; and the field, being adjacent to edge of village development, is considered acceptable.

3.5.15 The proviso set out in both the Core Strategy and the Local Plan Part 2 is that recreational development must be sensitive to the natural environment and secure appropriate maintenance of the facility in the long term. The proposed access, therefore, would be considered acceptable within the context of the landscaping scheme set out at 3.5.10 above – the wildflower planting being considered to enhance the natural environment.

3.5.16 Traffic and Transport Infrastructure. Both the NPPF (Paragraph 108) and Policy 10 of the Local Plan Part 2 require development to provide safe and suitable access for all users. It is this issue that causes greatest concern amongst the objectors to this planning application.



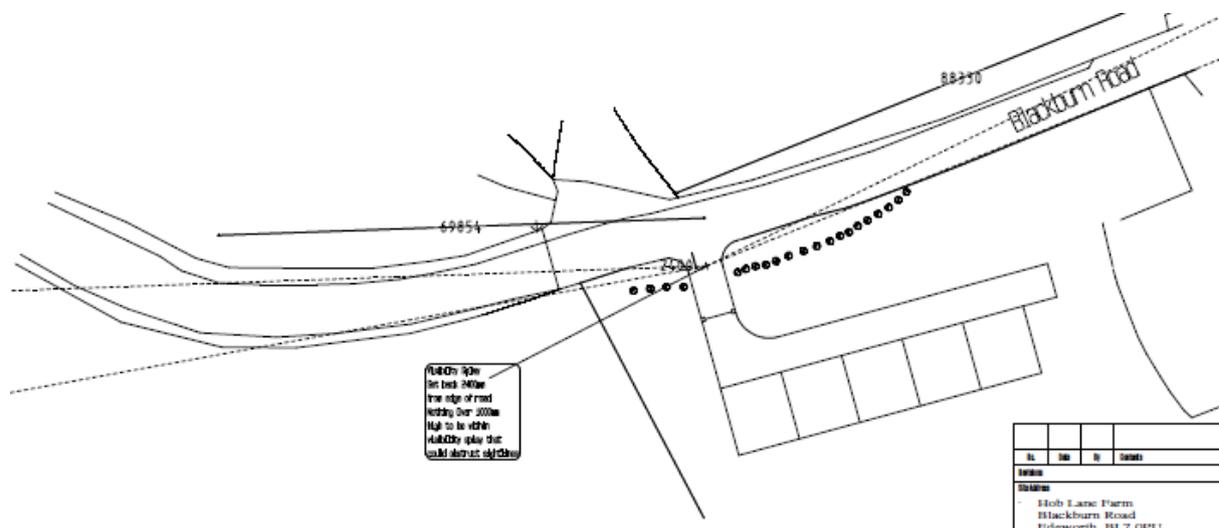
Street view image 2008 looking south. Access to the site is beyond the first telegraph pole to the right.



Street view image 2009 looking north. Access to the site is just before the second telegraph pole to the left.

3.5.17 Blackburn Road is appreciably narrow. Approaching the site from the north, the road drops down from Dingle Farm to Hob Lane Bridge, where the road crosses Wheatsheaf Brook. Not until the approach to the brook is reached does the proposed access point come into view. The road bends slightly eastwards, with the trees thinning out beyond the Brook, after which the road bends right, towards the application site. The vista encompasses Hob Lane Farm at the top of the rise to the west, with the application site being on the field to the right (west) of the highway. The street view images are dated 2008 and 2009 respectively, but give an understanding of how the road looks in its approach to the site and the views obtained of the proposed access.

3.5.18 Details have been received to demonstrate how the access arrangements will maintain highway safety. Visibility splays show the extent to which drivers





Council's Highways department and would be erected at the expense of the applicant.

#### **4.0 RECOMMENDATION**

4.1 It is therefore recommended that the Planning and Highways Committee **approve** the application subject to conditions which relate to the following matters:

- Development to commence within 3 years
- Prior to the first use of the access, a detailed landscaping scheme is to be submitted for approval in writing for the land edged in red on the location plan, including details of landscaping around the proposed pitches and wildflower planting in the wider site. Implementation of this scheme to be within the first planting season following the date of the planning permission.
- Should the site cease to operate as a caravan site, the access track is to be removed and the site restored to its previous grassland state within six months of the cessation of the use.
- Prior to the first use of the access, a scheme is to be submitted to the Council's Highways department for the erection of a 'caravans turning' sign on both approaches to the site along Blackburn Road, details (including location) to be agreed in writing and the cost borne by the applicant.

#### **5.0 PLANNING HISTORY**

- 5.1 10/20/0809 - Erection of garden shed to rear of garage at White Lodge Farm (the new dwelling approved under 10/20/0019). Application still to be determined.
- 5.2 10/20/0254 - Conversion of existing barns at Hob Lane Farm to new single family dwelling including internal alterations and extensions. Withdrawn by applicant before refusal issued.
- 5.3 10/20/0226 - Discharge of Condition Nos 2, 3, 4, 5 and 9 pursuant to planning application 10/20/0019. Approved under delegated powers 16<sup>th</sup> April 2020.
- 5.4 10/20/0019 - Variation of Condition No.15 pursuant to planning application 10/19/0149 - demolition of outbuilding and erection of one dwelling - reposition and increase size of garage and alterations to front elevation. Approved under delegated powers 2<sup>nd</sup> March 2020.
- 5.5 10/19/0149 - Demolition of outbuildings and erection of one dwelling (resubmission of application 10/18/1002). Approved under delegated powers 29<sup>th</sup> April 2019.
- 5.6 10/18/1234 - Discharge Condition No 3 pursuant to planning application 10/18/1002. Approved under delegated powers 27<sup>th</sup> February 2019.

- 5.7 10/18/1002 - Demolition of outbuildings and erection of one dwelling.  
Approved under delegated powers 9<sup>th</sup> November 2018.

## 6.0 CONSULTATIONS

- 6.1 Neighbours. Eighteen neighbouring properties were consulted and two site notices were erected. 23 letters of objection and 1 letter of support have been received. The letters of objection can be viewed at 9.0 below. The main points can be summarised as follows:

- Detrimental to the Green Belt
- Access/egress extremely difficult due to width of highway and the combined lengths of car and caravan
- Caravans would be manoeuvring very slowly on a fast road with limited visibility
- Safety concerns as it would mean 2 entrances on each side of the road immediately after the brow of a hill (following start of development opposite)
- Dangerous for vehicles to access onto Blackburn Road where the speed limit is 40 mph and (access) is concealed in a dip in the road
- Impact on local wildlife of further vehicles
- (Potential for) the new access and hardstanding to be grounds for future development
- Planning statement says limited consultation has been carried out – which locals have been consulted?
- Blackburn Road may be more appropriate than Hob Lane, but should not become private driveway to house being built or used as access for further green belt development.
- The adjacent road at Hob Lane already causes multiple car queues daily with vehicles queued in both directions on Blackburn road and Hob lane for many metres, and dozens of cars daily. To add to this a slow turning series of caravans is reckless

- 6.2 North Turton Parish Council. The objections can be summarised as follows:

- Road too narrow and the access too close to a blind bend and the brow from Hob Lane, to the detriment of road safety

- 6.3 Highways. A vehicular access point is proposed, from Blackburn Road. Sightlines have been provided with the application, they have indicated them in the correct position however, the drawing does not take into account the rising gradients and vegetation along the frontage. This would hinder clear visibility of cars approaching the access. We note that the proposed access drawing CCS01 indicated new hedge planting, there is however no mention on what and how the land would be regarded along the carriageway to improve the visibility. the most recent drawing does not mention the hedge planting changes at all.

There are gates proposed at the site entrance, these have been set back 9 metres, there is no turning area being provided to facilitate an exit, should a

driver inadvertently venture down the access point, this would leave the driver to reverse out, which is not acceptable.

The internal layout does not provide for any turning area. No indication is offered on how the track will be surfaced.

No swept path of vehicles entering, turning within the site and leaving is provided, this should be demonstrated for turning into and out in both directions, a swept is to be provided.

To conclude, we would acknowledge that the applicant has attempted to address the underlying issues that would need addressing with an access in this location. However, the main concerns are

- gradient of the road,
- narrowness of Blackburn Road,
- the relationship of the track to Blackburn Road for levels,
- sightlines
- turning facility

Refusal of the application is recommended, as the proposal is contrary to Policy 10 of the Local Plan Part 2. The introduction of an access point would be detrimental to the safety of all highway users.

(N.B. These comments were offered prior to the meeting between the applicant and the Network Manager. No formal comments have been received, though the Highways Officer retains her concerns).

**7.0 CONTACT OFFICER: John Wilson, Planner Tel: 01254 585585**

**8.0 DATE PREPARED: 4<sup>th</sup> October 2020**

## 9.0 SUMMARY OF REPRESENTATIONS

### Support from Lesley Jacques, Edgworth resident, Rec 07.09.20

This email is to confirm my support for an entrance to the caravan site via Blackburn Road. I am strongly against any access on Hob Lane which would be quite ridiculous.  
Thank you

Lesley Jacques  
Edgworth resident

---

### Objection from Shaun Readey, Rec 03.08.20

Hi John I'm somewhat worried about the proposed caravan park across from my house you will see from my plans there's a bathroom on the front elevation I'm sure you're aware that people don't sit in the caravans but outside also there has never been an entrance. To get a caravan and camping licence you need planning which he doesn't have so he can't have a licence. The width of the road where he wants his new entrance will not allow a car and caravan to enter the site without entering my land as for the land in question it's a green belt but if like mine it's an heritage site if he wants a caravan park let him put it in the field in front of his house where he claims to have access of Hob Lane part of the caravan and camping website state about the access plus he wouldn't need a new road and hard standing I trust you will take this into consideration  
Thanks Shaun Readey

---

### Objection from Andy Tighe, 1 School View, Edgworth, Rec 04.08.20

Mr Wilson,

I object to application ref: 10/20/0625 - new access onto Blackburn Rd from land adjacent to Hob Lane Farm for the following reasons: -

1. I agree with the Local Authority's opinion that a new access off Blackburn Rd would have a greater detrimental impact on the Greenbelt than an access off Hob Lane. Also, an access off Hob Lane would be akin to just another almost unobtrusive farm track and could potentially provide the added benefit of improving the lane surface & embankments at that particular point.
2. The Blackburn Rd access would be a 'new' access, definitely not a 're-opening of a former access', so it seems to me that the applicant is being deliberately misleading in the hope that it will help the application. It makes me suspicious that other parts of the application are also not true statements.
3. The 'Access Plan' diagram doesn't show the footprint of the large house that is currently being built adjacent to the caravan pitches, which is strange & somewhat suspicious. It leads me to believe that if this application was successful there is a plan by the applicant in the future to apply for permission to build houses in the field. This

I believe would definitely be damaging to the Greenbelt and the general outlook of that location.

Please give my comments due consideration.

Yours sincerely,

Andy Tighe of 1 School View, Edgworth, BL7 0PP.

---

Objection from Glenys Syddall, Clerk to North Turton Parish Council, Rec 05.08.20

North Turton Parish Council objects to application 10/20/0625 for the formation of a new access/re-opening of an access at Hob Lane Farm, Blackburn Road, on the grounds that the road at this point is too narrow and too close to a blind bend and the brow from Hob Lane, to the detriment of road safety.

Glnys Syddall  
Clerk to North Turton Parish Council

---

Objection from Cllr C Rigby, Rec 10.08.20

John./Gavin

Please see below my comments on the above application.

- 1) Access & Egress. Hob Lane is single track with passing places. Not practical
- 2) “ “ “ Blackburn Rd. in the area indicated currently has no access to the adjoining land, and the Access/Egress would be extremely difficult due to the width of the Highway and the combined length of a car and caravan. I note that there has been limited local consultation (very limited)
- 3) His conclusion oddly enough mirrors his interest in the site.
- 4) Site drawing shows Former Access. Never existed. No dimensions for access roadway works. Needs to show length and width of cut back and to be finished to highway standards

In general this application should be refused on road access and sight lines, a car/caravan is some 11mtrs long, not practical on either Hob Lane or Blackburn Rd.

Regards  
Colin

---

Objection from Mr P Taplin & Miss A L Jones, Dingle Cottage, BLackburun Road, Turton, Rec 11.08.20

Re the above application I would make the following comments - 1/. I thought access already existed to this site from both Hob Lane and higher up on Blackburn Road.

2/. Building work and access has already started on a site directly opposite this proposed new access/ reopening.

3/. Might be safety concerns as it would mean 2 entrances on each side of the road immediately after the brow of a hill. Cars accelerate after the village and are doing 40 mph plus at this point.

4/. It is believed that the entrance is for the use of caravans. They would manoeuvring very slowly on a fast road with limited visibility.

I trust that you will consider the above in your deliberations. Thank you for inviting comments.

Mr P Taplin and Miss A L Jones

---

Objection from Katie Grimwood, 2 Hob Lane, Edgworth, Rec 17.08.20

Dear sir/madam,

I wish to object to planning application 10/20/0625 as I am concerned about the impact on local wildlife. Since moving to the area in August 2018, I know of 2 incidents where deer have been hit and killed by motorists travelling at speed on Blackburn Road. The addition of further vehicles unaware of the local wildlife could increase this danger. Mr Warner has been advised to install owl boxes which he has not done showing his lack of respect to his surroundings and protected wildlife. I would like to know if he has taken any surveys to assess whether there are any habitats that he will be disturbing if he is allowed to demolish a historic stone wall and create a roadway across greenbelt land.

---

Objection from William & Lisa Aspinall, 11 School View, Turton, Rec 17.08.20

Dear Sirs,

**With reference planning application number 10/20/0625**

I wish to object to the re-opening of an access route onto Hob Lane & Blackburn Road, Hob Lane is a very busy single track road and can not sustain any further traffic, in particular vehicles towing caravans, which we believe is what the access route is for, it would also be very dangerous for vehicles to access onto Blackburn Road as the access road joins Blackburn Road where the speed limit is 40 mph and is concealed in a dip in the road.

It should be noted the access road was initially closed due to the high number of accidents recorded at that location, which fell significantly when the road was closed, why would now be deemed a "good idea" to reopen the route?

Yours Faithfully

William & Lisa Aspinall

---

Objection from Christine Grimwood, 2 Hob Lane, Edgworth, Rec 17.08.20

Dear Sir/Madam

with ref to planning app 10/20/0625 I wish to object for the following reasons.

The positioning of the entrance is in a hidden dip on a very busy commuter route and as caravans would be entering and exiting slowly, the chances of a serious collision are very likely.

The applicant says this entrance is a better alternative to Hob Lane, which is ridiculous as access from Hob Lane would be almost impossible, even to highly trained professional drivers, let alone weekend, hobby caravan towers.

Although the caravan site does not require planning permission the introduction of a roadway would have a devastating effect on the greenbelt land.

I believe the applicant is using the caravan site as a vehicle to gain access to the land which has already been over developed and now the current access to his un-finished house has been compromised by him selling off the land and buildings surrounding it to 2 other parties.

I also believe that if permission is granted, in the future he will try to use the new access and caravan hard standing as grounds to put in further applications to build on this parcel of land.

I hope that the planning department are not naive enough to believe that this application is as simple as it purports to be, the future development of the area is the applicants ultimate goal.

Regards, Christine Grimwood, 2 Hob Lane Edgworth BL7 0PS.

---

#### Objection from P & LR Saunders, 8 Hob Lane, Edgworth, Rec 17.08.20

We are writing to object to the above planning application.

Initially we would like to point out that the applicant's Planning Statement states that he has carried out limited local consultation regarding the access and the overwhelming opinion is that the proposed access is far more desirable than the approved access.

We would be interested to see which locals have actually been consulted and are supportive of the proposed access as we are not aware of one signal resident of Hob Lane and the surrounding area who has been consulted by the applicant. In fact, when speaking to neighbours, not one resident is happy with the opening of the caravan park.

Which ever way Edgworth is approached, access into the village is problematic as the roads are very narrow and many are steep. Some roads have signs advising they are unsuitable for HGV's so how can the roads be deemed safe for cars towing caravans?

The proposed entrance to the caravan site is in a dip on Blackburn Road. Traffic up and down this stretch of Blackburn Road often have no regard for the speed limit and therefore it would be extremely dangerous manoeuvring caravans in and out of the site.

We are therefore of the opinion that this application should be rejected due the potential hazards the proposed access could create.

---

#### Objection from Alan & Julie Highton, Braestone, Hob Lane Rec 17.08.20

Dear Mr Wilson,

We reply in response to the letter received in regard to this planning application.

We live on Hob Lane.

Our points are as follows..

1 Access from Hob Lane is completely inappropriate and would compound an already difficult traffic/passing area , even for people who know and live here. The prospect of 4x4,s and twin axle caravans accessing a caravan site is unimaginable .

2 The access proposed on blackburn road is more appropriate but with the following provisos..

a. We feel that this is application is a "Trojan horse" to satisfy the applicants desire for a private driveway to his new house, currently being constructed. His current access is not in keeping with a development of this scale ..but he perhaps should have considered this with his original application.

b. The proposed siting of the caravan pitches is acceptable and it should be stipulated that no deviation from this siting is permissible.

c. The proposed access from Blackburn Rd should be to the caravan site only with no access to the applicant's new property.

d. The new access should not be seen as a "green light" for access to further development on a greenbelt site.

Notwithstanding all the above, the access from Blackburn Road is less than ideal, even in view of the proposed sight lines etc.

The applicant may have a legal right to access from Hob Lane but I am certain he will not pursue this especially in view of the route required past the land he has sold to the new owners of the 2 barns at Hob Lane Farm.

These are our views on the proposal. The Hob Lane access is in our opinion the worst case scenario.

If Blackburn Road is considered then the above points should be of note.

Kind regards,

Alan and Julie Highton

---

Objection from Andy Tighe, 1 School View, Edgworth, Rec 27.08.20

FAO Mr. John Wilson re: application ref 10/20/06 resubmission.

Dear Mr Wilson, thank you for your recent letter regarding the applicant's amendment.

Fundamentally my opinion is unchanged i.e. the application should be refused for the reasons stated in my previous email.

The inclusion now of the substantial property currently being built adjacent to the application plot is again suspicious to me i.e. that they initially tried to 'hide' this fact but once it was made known to your team by local householders they have had to 'come clean'.

Therefore, I'm again wondering whether other relevant info might be being withheld or misrepresented by the applicants?

To re-state my position, I object to the application.

Regards,

Andy Tighe.

---

Objection from Andrew Hamilton, 463 Blackburn Road, Turton Rec 03.09.20

Dear Planning Department Blackburn.

Please see my objections to the planning application **10/20/0625**

The caravan site is yet another addition to this highly regarded stretch of land in Edgworth that has now in the square quarter of a mile is subjected to numerous planning applications.

The **fifth** major build now ongoing in application or planning in this now beleaguered part of

the village, now being transformed. The amount of hap hazard planning has now peaked with this commercial development.

I object to this planning application for the below reason.

A caravan site is not required, the enormous facility less than 4 miles down the same road at Brocklehead Farm, more than caters for any leisure caravan visitors in the area. There is no need for additional space to be built.

The access to the proposed site is a creating a potential road traffic black spot with slow manoeuvring caravans having to block the entire road in both directions just to position the vehicle for entrance and exit. Granting permission will cause major road accidents. With the increased housing being planned and extra traffic generated on a daily basis it would only increase the likelihood of numerous accidents.

The adjacent road at Hob Lane already causes multiple car queues daily with vehicles queued in both directions on Blackburn road and Hob lane for many metres, and dozens of cars daily. To add to this a slow turning series of caravans is reckless.

The visiting caravans will occupy the one of the highest points in the village at over 200 meters making the caravan site very visible. A row of caravans will be the focal point of the eye from any position west of the proposed site.

Caravan sites are not quiet, they will generate outside entertainment and noise by many if not all of the caravan visitors. The extra waste and litter does not seem to be accommodated at all in this planning permission. We are blessed with clean water and rivers in the area. This site is adjacent to Wheatsheaf Brook which feeds a major source of drinking water.

Thank You

Regards

---

Objection from Mr P Taplin & Miss A L Jones, Dingle Cottage, Blackburn Road, Turton, Rec 04.09.20

Dear Sir,

Further to my previous Email I would just reiterate the points made and express my concern as to the safety aspect of the proposed access on to Blackburn Road. Especially given that the vehicles are pulling caravans, and therefore moving slowly, there has to be a question mark over traffic being able to stop in time after coming over the brow of a hill. Traffic on this road is usually travelling at 40 mph plus.

Thank you again for inviting comments.

Regards, Philip Taplin.

Mr P Taplin & Miss A L Jones

---

Further Objection from Christine Grimwood, 2 hob Lane, Edgworth Rec 07.09.20

Dear Sir/Madam.

I would like to register my further objection to the above planning application.

It has become clear, that as suspected, Mr Warner is using the caravan site as an excuse to gain alternative access to his new build house, with also the possibility of developing the land further. He believes that he will be permitted 5 dwellings on the Hob Lane Farm site without incurring " claw back " fees from the original seller.

The fact that his original plans included the driveway to extend beyond the caravan hard standing, to his new property are an indication of his future intentions.

His demonstration today of his lack of respect and concern for his neighbours by commencing the digging of the land close to Hob Lane, highlights his frustration that his plans have been unveiled.

I understand that he wants access to his new property to be as easy and pleasant as possible, but when he has denied that same courtesy to his 4 neighbours on Hob Lane I find it difficult to find any empathy for him.

I am also concerned to learn that he has enquired as to the identity of the 10 people that lodged their objections to his original application.

People may be afraid to give their opinions in future, in case of any retaliation.

---

Objection from Anne McCann, Rec 07.09.20

I am a resident of Entwistle. I understand that a Caravan Park is planned for five caravans in a field off Hob Lane and that access to the site from Blackburn Road has been refused by Blackburn with Darwen Local Authority.

Councillor Colin Rigby has informed Entwistle residents that the applicant intends to implement access to the site from Hob Lane within the next seven days as this will not require planning permission.

Hob Lane is a narrow, single track lane in poor condition and has a considerable gradient. It readily becomes congested with motorists frequently having to reverse into passing places. It is particularly bad at weekends as there is an increase in traffic from people going to the Strawbury Duck Pub, as well as people visiting the area for walking and recreation as it is an area of natural beauty.

Many residents of Entwistle try to plan not to have to go out at weekends as it is difficult to navigate the traffic on Hob Lane and parked cars on the bridge over the Wayoh reservoir. However it is sometimes necessary to do so.

It will cause absolute chaos to add to that already difficult situation by having cars towing caravans down Hob Lane and then manoeuvring to access the site. In my view this will result in an unacceptable situation for residents for whom Hob Lane is the only access to their homes.

There must surely be some means of preventing the proposed access, in the public interest, even if planning permission is not required.

I look forward to hearing from you.

Kind Regards.

Anne McCann

---

Objection from Nick Grimwood, Rec 07.09.20

Firstly I would like to say all my objections relating to the original planning application still stand but would like to add that if the permission is granted to the Blackburn Road access site it is right opposite another access point for the other development across the road, this in my mind makes a crossroads in this very dangerous position. It would also become a big turning circle for people that miss the turn for the Wayoh/ Strawbury Duck and Railway station. The wall where the proposed entrance to the caravan site will be, is very low, most probably due to the number of cars hitting it over the years.

This developer ( Mr Warner ) has total disregard for the local community, local residents and seems to think he can do what he wants and to anybody.

He is applying for a second access to his new property yet he is trying to take access away from four properties that have had historical access for over three hundred years.

Is planning not supposed to be for the good of the community, and take all things into account.

Nick Grimwood.

---

Objection from Jeannette Ramsbottom, 3 Edgworth Views, School Lane, Edgworth Rec  
07.09.20

Afternoon John,

I have recently been made aware of an application for access to a greenfield site off job lane, Edgworth for 5 caravans. I live on school lane, the junction which faces the top of hob lane on the opposite side of Blackburn road, it creates a sort of offset cross road.

The junction itself can be difficult to navigate at the best of times.

There is a blind hill on a corner on Blackburn road towards Darwen with cars reducing speeds from 40-30 at that point.

There are cars parked most of the time to both sides of Blackburn road close by to the junction making it difficult to see when exiting either hob lane or school lane.

The entrance itself to hob lane is very tight and I could not see it as being a regular access for caravans or any long vehicles without causing mishap.

As hob lane is narrow, with limited small passing points, backed up lines of cars (including cars waiting at the top of hob lane on Blackburn road) and cars having to reverse good lengths of the road to allow passing happens regularly and daily basis. Again I do not feel that this is a place for Caravans to be travelling down and certainly cannot see them reversing up the lane. The traffic issues created would be nothing short of terrible.

As there are no pavement down hob lane any knock on effects from traffic issues could be very dangerous to walkers which there are many as it is an access to the wayoh reservoir.

I therefore object to the proposal.

Kind regards  
Jeanette Ramsbottom

---

Objection from Jack Straw, 5 School View, Turton Rec 07.09.20

To whom it may concern,

I wish to voice my concerns regarding the recent application for access to a caravan park on hob lane in edgworth Bolton.

I'm a resident with a clear view of the lane and I can assure you accidents are narrowly avoided daily, from drivers familiar with the road and area. Furthermore the entrance to this road via Blackburn road is extremely narrow and has extremely poor visibility. The entrance had a very tight turn onto a single track road with listed building to the right. I would say the turn is all but impossible for large caravans and difficult for experience caravan towers with smaller caravans. Damage to the walls would become unavoidable. The need for such a slow speed of approach will cause delays and disrupt traffic in the area. This will then become an accident waiting to happen due to the speeds drivers coming over the hill to the right of hob lane frequently do.

Recent contractors working on the rail way had to deliver their heavy machinery at night as this was the only time they could have space to maneuver down hob lane.

The increased traffic from a caravan park will further clog an already aging road system in the area. The traffic from the train station and from the new caravan will make avoiding an accident on hob lane difficult. I would ask you to reconsider the entrance for this caravan park.

Thank you  
Jack Shaw

---

Objection from David Cromer, Rec 04.09.20

Hi there,

I am a resident in Entwistle at New House Farm, Edge Lane, Entwistle, Bolton BL7 0NG  
I suspect you have had a few emails on this matter, but for good measure here is another.  
I do not know if anything can be done but I can not believe that anyone can think creating an access for caravans via Hob Lane is either sensible or safe.

The road is incredibly narrow & the turn in from the main road is tight.

The issues caused by people reversing especially at busy weekends is very real & hazardous..  
You will regularly get a car reversing back you of Hob Lane & then cars on the main road overtaking that car totally blind.

If we add caravans into the mix I think the result will be very predictable.

Is it not possible to stop this just on the grounds of safety even if planning permission is not needed

Regards

David Comer

---

Objection from Andrew Jackson, Rec 05.09.20

Gavin

I have just seen the plan to have a caravan site entrance via Hob lane. This is madness.

As a resident who lives on Overshores Road it is already bad enough that the road is not maintained properly and is already a dire mess, the passing points are tiny, the traffic already above capacity and sometime downright dangerous.

Now this!! Absolutely disgraceful to even allow this to be considered, it will become very dangerous.

I am a police officer, former traffic officer and have seen how dangerous country lanes can be. This plan will increase risk to road users and pedestrians, increase traffic volume, wear on the already dilapidated road surface and generally cause mayhem for local residents, especially those, like my family and I who have to use this lane daily.

This is especially bad for those of us who have no choice on the route they use, as Overshoes road is now impossible to drive along without a 4x4 vehicle and its getting worse with no sign of anyone planning to fix it.

This needs intervention before it becomes a disastrous mess, which I will, without doubt, raise further if this is allowed to go ahead.

Please advise what is being done about this.

Andrew Jackson

---

Objection from Ross Heron, 6 Holly Bank, Turton, Rec 08.09.20

Dear Mr. Wilson,

As a resident of Entwistle for over 40 years I am concerned that an application for access to the proposed site from Hob Lane is being considered.

The lane is narrow, has no footway and is used by a substantial amount of traffic these days, particularly at week- ends when walkers come to the Wayoh Reservoir and people visit the Strawbury Duck.

As a driver who regularly uses the road I am aware of the hazards and the needs for sensible use of the passing places. I often walk up the road too, and realise the dangers for the pedestrians and cyclists who use it, particularly involving families with children and dogs. I am surprised that permission is given for a caravan site where the access is so difficult and believe that the Council is not happy with access from Blackburn Road which then means that Hob Lane is the alternative.

As you can see from my comments I am strongly opposed to this access being made from Hob Lane.

Yours sincerely,

Ross Heron.

6 Holly Bank

---

### Objection from Jane Winward, Rec 10.09.20

I am writing to object to the proposed entrances/egresses to the caravan park on the land owned by Kenneth Warner adjoining Blackburn Road and Hob Lane, Entwistle/Edgworth.

Firstly, I would object very strongly to the siting of a caravan park in the designated area although this apparently does not need planning permission for a limited number of caravans (up to five) and ten camping pitches. Apparently, this is the first step towards achieving a caravan park of a much greater size:

Quote from the internet:

'If you are in a contentious area you might be best to start off with the five caravan site and use it as a foot in the door to get planning permission for a larger site as you will have evidence that you haven't caused traffic problems or received any complaints about the caravans. Broadly speaking, the main issues likely to come up as part of the planning application process are visual impact and highways.'

Obviously, the only people that would want to introduce a caravan park into their area would be those who stood to gain financially or needed somewhere to park their caravan. No-one could argue that parked caravans contributed to the aesthetics of an area, particularly in an area of such outstanding natural beauty and would also result in further erosion of the greenbelt.

The fact that the land has automatic permission for the siting of caravans does not mean that it has suitable access or should be granted one. Mr Warner is currently attempting to blackmail the residents of Hob Lane into supporting his proposed access on Blackburn Road by saying if it is not allowed he will have no alternative but to access the site on Hob Lane.

Hob Lane is a single track lane used to access around forty properties, the Strawbury Duck pub, Entwistle railway station and a United Utilities reservoir. The area also attracts a considerable number of walkers/fishermen who park their cars along the lane. The residents who live down Hob Lane already experience horrendous traffic problems and have great difficulty entering and exiting Hob Lane onto Blackburn Road, particularly at the weekends when invariably you end up having to reverse to a passing place (of which there are two plus a very narrow one) on the entire lane to the reservoir), often with a queue of cars, and sometimes with an impossible log jam. The idea of introducing towed caravans onto this lane would be absolutely crazy. At the height of the summer the lane was a nightmare.

Ironically, the few people who are supporting the access on Blackburn Road have commented (on Facebook) in the past on what a dangerous road it is and how it is used as a race track. As access on Blackburn Road has been deemed unsuitable and assumedly dangerous, how can it be argued now that it is not? That would be an accident waiting to happen. People who regularly use that road always drive down it with great trepidation because of the speed at which people travel down it and poor visibility because of the hills and bends.

Mr Warner argued on Facebook that it is the duty of the Council to promote and support tourism in the area. Entwistle is absolutely not in need of promotion as a tourist venue. It is already seriously oversubscribed and the amount of cars pouring in have created serious traffic problems for the residents who access their properties down Hob Lane. I also think that we don't need the hair-raising addition of a caravan access point on an already dangerous road (Blackburn Road). We also have the problem that cars have to queue (on both sides of Blackburn Road) to go down Hob Lane when cars are reversing out.

Mr Warner has stated that he has the right to use Hob Lane as an access point whatever happens as it is an unclassified road. Surely this could not be allowed?

---

Objection from Professor Donna Hall, 5 Entwistle Hall, Turton Rec 11.09.20

Dear John,

I am writing to formally oppose the construction of a new access road from Hob Lane to a new caravan site adjacent to Blackburn Road Edgworth.

Hob Lane is an ancient narrow track which already presents significant problems for residents of Entwistle every weekend which has been exacerbated during lockdown As a result of more visitors to the reservoirs, railway station and pub.

There have recently been more bumps and collisions on the lane as it is a complete blind bend with 90 degree turn facing oncoming traffic at the top of the Lane.

Passing places are already inadequate and resurfacing is a real problem every year. There is insufficient space to accommodate a caravan being towed by a car and campers. It will become even more dangerous than it already is.

I know it is not possible to object to the caravan park itself but this is more commercial development by stealth as a pitch for 5 caravans becomes more over time ruining the green belt and open historic countryside of one of the oldest undisturbed parts of Lancashire.

Thanks so much,

Professor Donna Hall, CBE (she/her)

5 Entwistle Hall

Entwistle Hall Lane