

West Bradford Parish Council

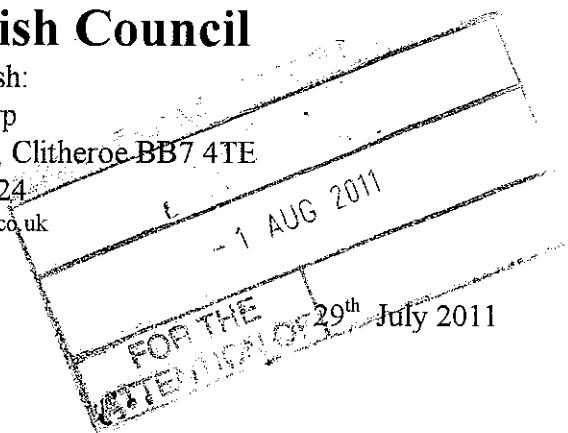
Clerk to the Parish:

Mr. David Sharp

5 Grindleton Road, West Bradford, Clitheroe BB7 4TE

Tel: 01200 423424

email dsharp@homecall.co.uk



Dear Mr. Graeme Thorpe

Re: Planning Applications

The Parish Council is in receipt of the following planning application,

Planning Application No: 3/2011/0533

Grid Ref: 374431 444533

Proposal: one detached dwelling to be built on a former car park

Location: land adjacent to 5, Hazeldene West Bradford Lancashire BB7 4TD

At a Parish Council meeting held on the 28th July the above planning application was discussed.

The council have no objections to the design of the property to be build on the site, however they have grave concerns regarding both the surface water and the foul water drains from Westfield, Hillside, and Eastfield Drive's. As both these drains run down the same water course with only two engineering bricks separating them, in inclement weather the surface water overflows into the foul drain which builds up and causes extensive flooding at the junction of Grindleton Road and Chapel Lane with effluent discharging onto the road, United Utilities have spent considerable time and money in an attempt to resolve this problem but to no avail and the Parish Council would like no further development to take place north of Grindleton Road until this problem is resolved.

Another problem is the properties of 3, and 5, Westfield Drive being overlooked, a recent application in West Bradford was turned down and one of the reasons given was loss of residential amenity by virtue of overlooking and the resultant loss of privacy to the residents contrary to the policies G1 and H10 this refusal was also upheld following an appeal. In 2011 a revised application was submitted and again was refused on similar grounds.

The Parish Council object to this application on the following grounds

- 1, Overloading of the surface and foul water drains.
- 2 Loss of residential amenity to 3, and 5, Westfield Drive

For and on behalf of West Bradford Parish Council

Yours sincerely

David Sharp