

Jane Tucker

From: Colin Sharpe
Sent: 18 October 2011 13:40
To: Jane Tucker
Subject: FW: Application 3/2011/695
Importance: High

From: arfrw@tiscali.co.uk [mailto:arfrw@tiscali.co.uk]
Sent: 18 October 2011 12:35
To: Colin Sharpe
Subject: Application 3/2011/695
Importance: High

Dear Mr Sharpe,

Application 3/2011/695 proposed new dwelling at land adjacent to Mount Pleasant & 52 Padiham Rd Sabden

Sabden parish council OBJECT to the proposed dwelling for the following reasons :-

- The proposed dwelling is higher than dwellings which are adjacent on Mount Pleasant & Padiham Rd & this council believe as such it is out of scale & will be detrimental to the area.
- The proposed access is to the left of an existing BT Pole where there is more limited space & requires removal of existing Trees, there appears to be more space to the right of the BT pole
- This council question if there is root damage to existing trees & suggest a full tree survey be conducted by a professional.
- The proposed dwelling is on a site which is agricultural & until fairly recently has been farmed by the neighbouring farm

Sabden Parish Council request should any trees be felled on site they be replaced.

Sabden Parish Council is concerned about the ownership of this site & whilst it is not specific to the application before us it is specific to the site in question.

Sabden Parish council believe the land (this site) was sold by Ribble Valley BC to Ribble Valley Homes at a below market value as it was a site (at that time) supposedly designated for affordable homes. Ribble Valley homes the proceeded to sell the site at Market Value - making a huge gain- to an individual without any restriction for affordable housing.

Sabden parish council question the ethics behind these transactions.

Yours sincerely

A M Whitwell

Clerk to Sabden Parish Council

18/10/2011