

Simonstone Parish Council

Chairman; - Coun. Geoff Hodbod

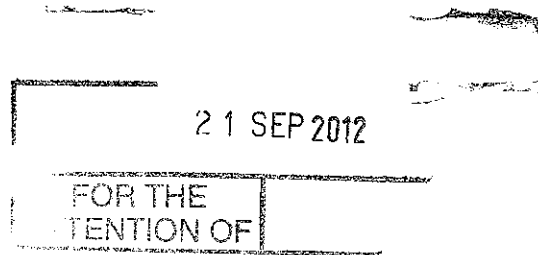
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21/09/12

Graeme Thorpe
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Dear Graeme

RE: 0723 Former Stables Trapp Lane

The Parish Council is concerned that the the residents of Wickentree Row did not receive notification of this development until 14 Sep (letter dated 12 Sep) and have been informed that they have 21 days notice to comment. Simonstone Parish council have been instructed to reply to this planning application by 18 Sep. It should be noted that this is not the first time the residents of Wicken Tree have been left out of notification of planning applications.

A resident of Wicken Tree explained how he visited the Planning Office at Clitheroe and asked to vie the planning application, the file was empty of documentation and that he was told "pre-planning" discussions had taken place and he was not "privy" to these discussions, is this a correct procedure? The Parish Council considers that all documents that are relevant to applications should be made available for residents at the Planning Office to they wish view applications there, and hope that in future they will be made available.

Having viewed the proposed application from Wicken Tree (see photographs attached to the planning application) the privacy of the residents will be severely disrupted if this application is allowed to pass.

It should also be noted that the National Planning Policy Framework (NPPF paragraphs 123 & 125) states that residents should have "Tranquility" within their surroundings, if this development is approved the residents will suffer from:

- Light pollution - planning application states the project will be illuminated by floodlights
- Intrinsically dark - at present the area is not illuminated by any lights and at night is in full darkness
- Landscape - trees which were subject to the conditions of the original planning application to build the existing stables will be removed - these should be retained

- Nature conservation - Evidence of birds nesting the the stable building and surrounding tree areas - these nesting sites will be destroyed if the project is approved

Residents of Wicken Tree already have had their privacy invaded by the building which is an Annex to the Higher Trapp Hotel (note this Annex can be seen from across the valley, a distance of 4 miles, due to its distinctive white construction and lighting). The new buildings will also be very prominent across the valley

Also it can be seen that the residents could suffer noise from the Helicopter landing site (see photograph attached to the planning application), helicopters can land at this private landing site up to 28 days per year

The planning application states that the sewage system for the two developments will be in the garden, again this is near to the Wicken Tree row, it is recommended that the sewage system be built around the garage area.

Conclusion

The planned project will be an intrusion to the residents of Wickentree Row and be visible across the valley and if allowed this project may lead to further developments on green field