

Rimington & Middop Parish Council

Responses to recent planning applications

0834 Construction of bungalow on Stonecroft/Back lane

The Parish Council have two concerns and until these are resolved they must be considered as objecting to this application

1 The ancient dry stone wall between No 1 Carr's Croft and Stonecroft disappears where the red line outlining the site begins. This may not be significant but the P c requires reassurance that the wall will not be removed and that when the site is excavated as shown on the plans provision will be made to support the wall which cannot simply be left at the top of a 4-5 "cliff" of soil. ie the intention is to build retaining wall.

2The proximity of the proposed bungalow to Oaklands also gives concern. Oaklands has windows which will face the new development and a small garden at the side of the house. There is no question that there will be a loss of aspect and it seems highly likely that there will be an adverse effect on the light falling on the garden and the side of the house. The P C need to be reassured that what is proposed is legal within the planning regulations

0859 Erection of property on Plot 2 Manor House.

The PC have no objections to the construction of a dwelling on this site, but they are concerned about the significance of the inclusion of the track from this plot to the lane opposite Halsteads on the site plan. This track is the right of way by which the occupants of 1 and 2 Manor Barn access their property. The construction of a dwelling on plot 2 cannot be allowed to include this track this track as part of that site with the implication that control over its use would be down to the owner of Plot 2. This track is part of an ancient right of way that includes Back Lane, land behind Red Cottage, and the section outlined completes this ancient route behind properties and farms within the village. Please clarify the intentions of the applicant so that the P C can withdraw its objection.

0803 Redevelopment of Ox Close Farm

The P C have no objections to this development but they draw your attention to the absence of the footpath on the site maps. This path is used by Villagers and needs to be preserved. Please make sure that the developers have this in mind.

To applications 0868,0855,0844 the P C have no objections

They would be interested in hearing your views on the Cotswold stone wall which has been constructed where plot 1 at Manor House adjoins Rimington Lane. The wall is well constructed but totally out of place in Lancashire. It was not, as far as the P C are aware, part of the approved application. Can the developer be asked to reconstruct it in materials suited to this area?

David King

Clerk to the Council

19 10 2014