

# **CHATBURN PARISH COUNCIL**

*3 Turner Fold, Read, Burnley, Lancs. BB12 7QZ*

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*www.chatburnvillage.org.uk*

31 October 2018

Mr. A. Birkett  
Ribble Valley Borough council  
Church Walk  
Clitheroe  
BB7 2RA

Dear Mr. Birkett

## **Planning Application No. 3/2018/0943 land to the south of Chatburn Old Road**

Chatburn Parish Council has viewed the above Planning Application and has the following observations to make:

- The village infrastructure is already at crisis point and, as the target for building new houses in Chatburn (as identified in the Planning Authorities Core Strategy) has already been reached, the proposed development would have a detrimental impact.
- The proposed site is outside the village settlement boundary in open countryside and is a natural barrier between the village and the large industrial quarry. Filling in the land will be harmful to the character of the village resulting in environmental damage. In a previous appeal following the initial refusal of planning permission for a development on Old Road, the Inspector wrote “A lung of undulating grass land with rocky outcrops with some large trees....which in my view makes a significant visual and physical contribution to the character of the settlement.”
- The site is in close proximity to a working quarry where blasting continues to be carried three times per week resulting in serious problems overdevelopment with the site.
- There are 16 terraced properties with no off road parking. The properties are accessed from Old Road and around 20 vehicles regularly park there. The width of the road is only 4.5 metres at its narrowest point. Four properties have direct access onto the road and there is no footpath outside two of these. Traffic generated by the present development results in additional pressure on the narrow exit junction to the congested Ribble Lane. Further development will cause severe problems for residents at the Old Road/Ribble Lane junctions and make it almost impossible for refuse lorries who now have to reverse up the lane. There is also concern for emergency services being able to access properties on Old Road.
- The proposed development will put more pressure on the drainage which has been a problem for the present development and will be exacerbated by any further building. Excess water on the present

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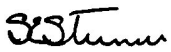
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site does not soak into the limestone and additional water resulting in flooding down Old Road causing damage to businesses in the centre of the village. Due to the nature of the high ground levels there will be possible problems both with surface water and sewage disposal. The Environment Agency and United Utilities must consider this.

Yours sincerely



Sheila Sturrock  
Clerk