

Nicola Gunn

From: evansmob@yahoo.com
Sent: 24 January 2020 16:22
To: planning
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Subject: 3/2020/0116
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Balderstone Parish Council

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Re : 3/2020/0016 Consultation on planning in principle for 7 houses on land adjacent to Brookside off Whalley Rd, Mellor Brook BB2 7HY

Balderstone Parish Council would like to object to the above application on the grounds of over development/ massing of area (seven houses in such a tight, narrow space). These houses would also require access and parking within the outlined area. Highways safety will be compromised as there will be entrances to two housing developments, almost opposite each other, or within very close proximity. There

is already a loss of trees on this site and the recent, newly planted trees would be adversely affected by this development.

Another planning application 3/2019/1120 for a further 5 houses in addition to the houses already being constructed on the opposite side of the road, along with this application, if successful will blight yet more of our green spaces.

It states on the application that “ there is a need for additional housing in Mellor Brook that is unlikely to be provided within the settlement boundary and therefore this site is considered to be the most viable, both in terms of its distance and access to the settlement boundary and the enclosed nature of the site which would prevent further expansion in the future.”

However land on Branch Rd between the semi-detached houses and the bungalows on the western side of Branch Rd extending behind the bungalows to Myerscough Rd, is part of land identified in The Central Lancashire Local Plan as discussed at the Samlesbury & Cuerdale Parish Council Meeting last night, as being land for housing development, within the settlement area. So how can this statement in the application be relevant. Surely the vacant brown field area, on the site of the former Windmill Hotel, which is now derelict, would be more suitable.

There are vast areas of green belt identified in the “settlement area” in this Central Lancashire Local Plan, for future housing, so we can see no justification for this planning application.

We ask that this application be refused.

Yours faithfully

John Evans

Acting clerk to the council & Chairman Balderstone Parish Council