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Sharon Craig

From: [REDACTED]
Sent: 29 January 2020 15:02
To: planning
Subject: Comment on Application 3/2020/036
Attachments: 22 Brindle Close Response to 03_2020_036.cleaned.pdf

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Good Afternoon

Please find attached a copy of our comment on:

Planning Application 3/2020/036

Applicant Name: Mr & Mrs G & L Walmsley

Site Address: 28 Calfcote Lane, Longridge PR3 3SR

Regards
[REDACTED]

Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Details of Those Commenting:

[REDACTED]

Objection to Planning Application:

Application Number: 3/2020/0036 – Mr and Mrs Walmsley;

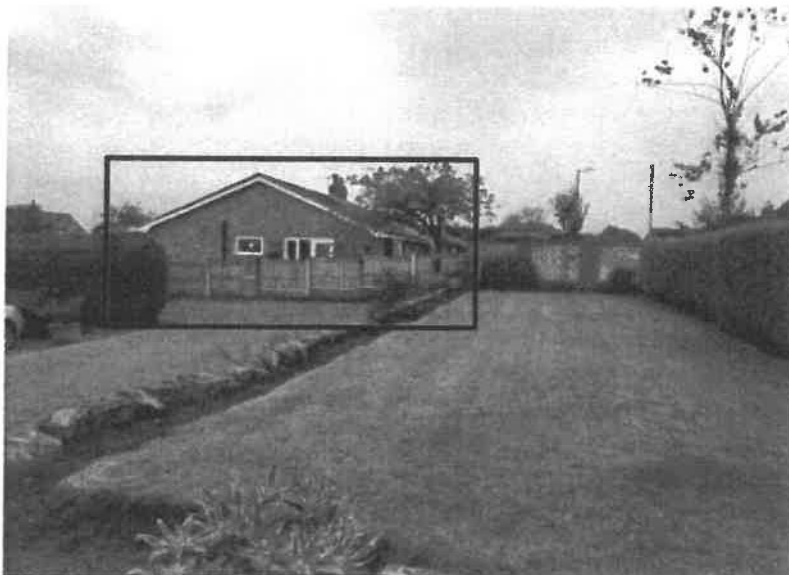
Site Address: 28 Calfcote Lane Longridge PR3 3SR

As the owner-occupiers of [REDACTED], we strongly object to the planning application made by Mr and Mrs Walmsley. The reasons for our objections are outlined below and address comments made in the Design and Access Statement:

- 1. The rear garden to No 28 is large and set within a group of bungalows. A residential proposal sits well in this setting without imposing on the privacy of neighbouring properties*

The image included in the D&A statement clearly shows the proximity of the planned property to our home (shown in image 1 in the red box). This proximity will inevitably have a negative impact on our privacy and is highly likely to reduce light levels within our house.

Image 1



2. *The bungalow is designed to be a continuation of those on Brindle Close. This is also reflected by the proposed access onto Brindle Close. Its location and window positions have been carefully considered to ensure no overlooking or direct views into the bedroom of No 28 Calfcote Lane. A 1.5m fence will assist in affording privacy.*

Brindle Close is a cul-de-sac and has always been a cul-de-sac since it was built in the early 1960s. This proposed bungalow is NOT a continuation of Brindle Close but presents an unwanted, unnecessary, detrimental and significant change to a well-established cul-de-sac and residential area.

The proposed access would be immediately adjacent to the driveway of our property and the boundary that Mr and Mrs Walmsley intend to remove to allow access is a jointly owned border and they therefore do not have the right to remove it without our consent.

Access to the proposed site is already available from Calfcote Lane (Images 2 and 3) and we do not see why Brindle Close should be the point of access when this existing access is available.

Image 2



Existing vehicular access to rear of 28 Calfcote Lane

Image 3



Double drive and garage for 28 Calfcote Lane, access to which would be unaffected by the use of the existing driveway shown in Image 2.

3. *Only one new boundary will be created which will divide 28 Calfcote Lane from the new property. This will be a typical post and panel fence 1.5m high. There are two small cherry trees – one to be retained the other felled. Care will be needed to ensure the roots are unaffected. To this end levels have been carefully considered to ensure the tree roots are protected. The roots are at the lower garden level and will be covered by a permeable resin surface forming a path around the bungalow.*

The proposed bungalow will share a border with [REDACTED] We are concerned about the impact of this change.

We seek clarification regarding the cherry trees mentioned. We have a cherry tree located on our property. Mr and Mrs Walmsley have no right to undertake work that affects a tree on our property.

4. *The bungalow is designed to reflect the scale and proportions of the neighbouring bungalow [REDACTED]. However, it will be rendered with coloured uPVC windows in a more contemporary style than its 1970s neighbour.*

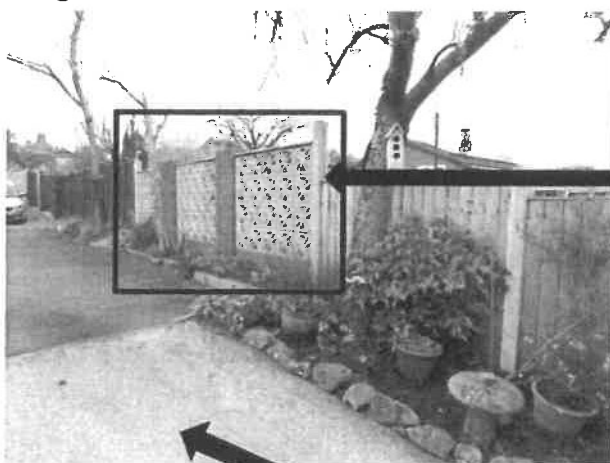
PGB have clearly not undertaken effective research; our property was built in the early 1960s not the 1970s. The significantly different style of the property will make it stand out from those around it.

5. *The site is readily accessed from the cul-de-sac known as Brindle Close with just a section of existing brick pillars and honeycombed concrete panels to remove and; drop kerbs provided. A level access to parking with ramps and separate steps allow disabled access and parking for the dwelling and all areas around it.*

The site is NOT readily accessed from Brindle Close and would need more than 'just a section of existing brick pillars and honeycombed concrete panels' removing.

This change to access would significantly affect access to our drive as it will be immediately adjacent (shown in Images 4, 5 and 6). At what point will access be required? Is the intention to have access to the site via Brindle Close throughout the construction phase, or simply at the end, once construction is complete?

Image 4



Proposed access point
for the planned
property

Drive belonging to 22 Brindle Close

Image 5



Image 6



Cherry tree – clearly on
our property

Proposed access point for
the new property

Drive of [REDACTED]
This provides the sole
access for our house, by
foot or vehicle

The area at the top of our drive is the turning circle for the cul-de-sac (Image 7) and as such plays a vital role. Our main concerns relating to this aspect of the development are:

- [REDACTED] have [REDACTED]
[REDACTED] I therefore require unimpeded access to our car, which in turn
needs to have access to our drive at all time.
- If access to the site is via Brindle Close during construction then this will have a significant,
negative impact on access to our property, [REDACTED] It will also impede access by
refuse collection, delivery drivers, Royal Mail, emergency services and visitors to the cul-de-
sac who will be unable to use the turning circle in the cul-de-sac.
- We are also concerned about disruption from noise, damage to our driveway, and
mud/waste flowing down our drive during construction.

Image 7



6. *This application for a bungalow is sited at the end of the cul-de-sac Brindle Close. It forms a natural continuation of development along that road without being intrusive to neighbouring properties. The proposal is affectively an infill and has style and scale which reflects neighbouring development.*

The proposed property is NOT sited at the end of the cul-de-sac Brindle Close, it off Calfcote Lane and beyond the boundary of Brindle Close. If access to the property is not available from Calfcote Lane then permission should not be granted for its construction.

It IS intrusive as the construction phase will have a significant impact on ourselves and our neighbours – a largely retired community who are therefore going to be subject to the building noise all day, every day during the construction phase. Once the property is completed, if access is granted from Brindle Close, it will have continuing impact on the cul-de-sac, increasing traffic and presenting access issues particularly to our property whose driveway will be immediately adjacent to the proposed access.

Point 6 above refers to the proposed property as having a 'style and scale which reflects neighbouring development' and yet under the 'Appearance' paragraph, PGB states that it will look different from neighbouring properties as it will be rendered and have coloured PVC windows.

Our other main concern is how are the developers going to mitigate any potential risk both to our property and 28 Calfcote Lane during construction, particularly when the property's foundations are to be dug, given the proximity of the proposed bungalow to these existing properties?

[REDACTED]



2

Dear Sir,

Applicant: Mr & Mrs G & L Walmsley

Planning Application No: 3/2020/0036

Grid Ref: 360934 437081

Proposal: Detached Bungalow and land to rear of 28 Calfcote Lane accessed from Brindle Close Longridge

Location: 28 Calfcote Lane, Longridge, PR3 3Sj

Thank you for your letter dated 23 January 2020 which was received with absolute dismay.

I would very strongly like to object to this application. I am extremely concerned that the application requires an access to be made into the turning point of the cul de sac which would be detrimental from a safety point of view, particularly with regard to [redacted]'s driveway whose entrance is almost opposite the proposed access and would cause a blind spot when reversing out of this drive. There is every probability of an accident being caused by a vehicle emerging from this new access. An inspection would confirm this. I would also have a blind spot across the proposed accessway when reversing from my own driveway which is very worrying.

Brindle Close is a very quiet cul de sac, being made up of retired residents who enjoy living in this desirable part of Longridge and which must be one of the only places still existing with true bungalows. The prospect of builders' vehicles in and out of our very quiet road' parking in the turning point and causing blockage, does not bear thinking about.

I consider that there are quite enough new properties being built around Longridge at present without new applications by individual builders erecting properties squashed onto bits of garden land with no real consideration being taken into account as to what affect this has on surrounding existing residents. We regard our privacy in this lovely cul de sac and consider that the above application would be a total invasion of this.

I trust you will give serious consideration to my objections to this application as stated above.

Yours sincerely,

[redacted]
[redacted]

To; The Director of Economic Development and Planning, Ribble Valley Borough Council, Council

Offices, Church Walk, Clitheroe, Lancs BB7 2RA

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Site Address: 28 Calfcote Lane Longridge PR3 3SR

As local residents, we strongly object to the planning application made by Mr and Mrs Walmsley. The reasons for our objections are outlined below:

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2. The site is NOT readily accessed from Brindle Close and would need more than 'just a section of existing brick pillars and honeycombed concrete panels' removing. The proposed property is NOT sited at the end of the cul-de-sac Brindle Close, it off Calfcote Lane and beyond the boundary of Brindle Close. If access to the property is not available from Calfcote Lane then permission should not be granted for its construction.
3. Access to the proposed site is already available from Calfcote Lane (Image 1) and there is no reason why Brindle Close should be the point of access when this existing access is available.

Image 1



Existing vehicular access to rear
of 28 Calfcote Lane

Double drive and garage for 28
Calfcote Lane, access to which
would be unaffected by the use
of the existing driveway.

4. The proposed property will be rendered and have coloured windows and this significantly different style of the property will make it stand out from those around it.
5. As local residents, we are concerned about the additional traffic in the cul-de-sac resulting from the proposed work. At what point do the applicants intend to use Brindle Close for access? Is it throughout the construction phase of the property or simply at the end once the building work is complete? If access to the site is proposed to be via Brindle Close during the construction phase

then this will lead to increased noise, traffic and disruption caused by the various vehicles and machinery that will be required during the building phase.

6. The proposed point of access is immediately adjacent to the top of the driveway for [REDACTED]. This will therefore will obstruct [REDACTED] free access to/from their home.
7. The proposed point of access is part of the turning circle for the cul-de-sac (Image 2) and as such plays a vital role. Our main concerns relating to this aspect of the development are:
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Image 2



Proposed point of
access from Brindle
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8. The construction phase will have a significant impact. We are a largely retired community who are therefore going to be subject to the building noise all day, every day during the construction phase. Once the property is completed, if access is granted from Brindle Close, it will have continuing impact on the cul-de-sac, increasing traffic and presenting access issues particularly to [REDACTED] whose driveway will be immediately adjacent to the proposed access.

Name:

[REDACTED]

Address:

[REDACTED]

6th February 2020

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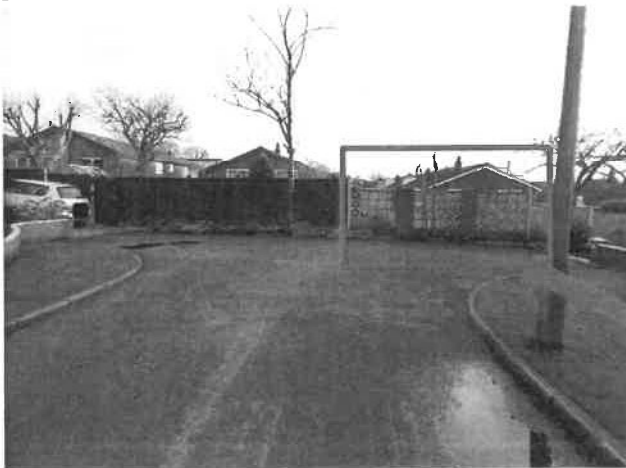
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[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

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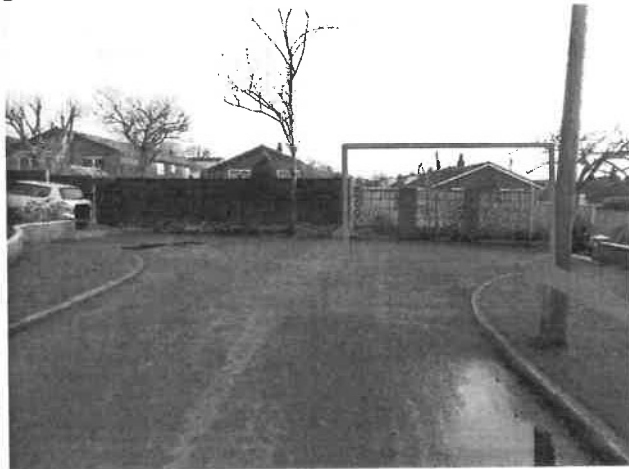
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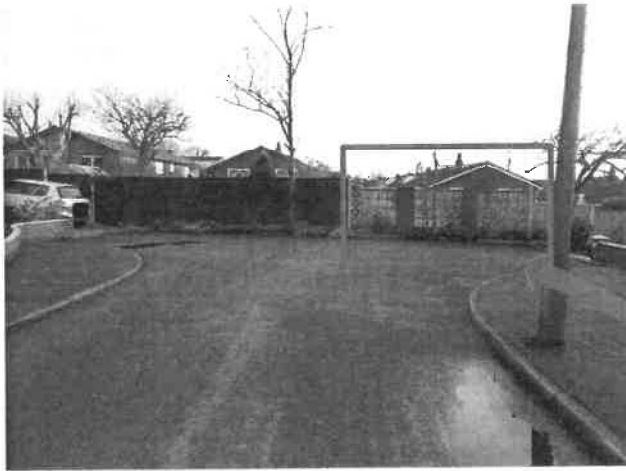
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Image 2



Proposed point of
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Name: [REDACTED]

Address: [REDACTED]
[REDACTED]

6th February 2020

Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Objection to Planning Application:
Application Number: 3/2020/0036 – Mr and Mrs Walmsley;
Site Address: 28 Calfcote Lane Longridge PR3 3SR

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Existing vehicular access to rear
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Double drive and garage for 28
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Address: [REDACTED]
[REDACTED]

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Name:

[REDACTED]
[REDACTED]
[REDACTED]

Address:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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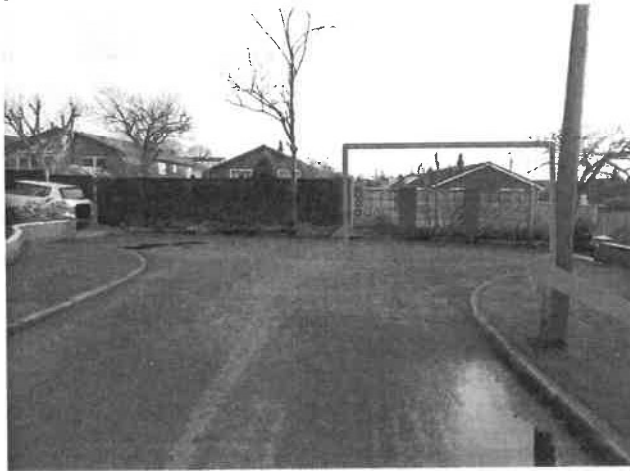
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Name: [REDACTED]

Address: [REDACTED]
[REDACTED]

6th February 2020

*Numbers [REDACTED] and [REDACTED] Vacant

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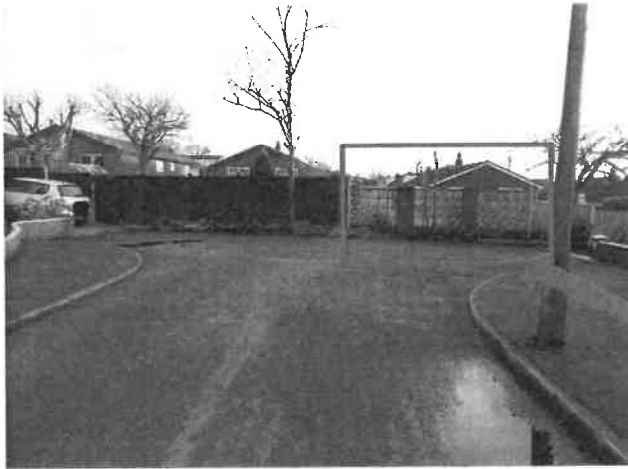
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Name:

[REDACTED]
[REDACTED]

Address:

[REDACTED]
[REDACTED]

6th February 2020

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Lancashire
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3. Access to the proposed site is already available from Calfcote Lane (Image 1) and there is no reason why Brindle Close should be the point of access when this existing access is available.

Image 1



Existing vehicular access to rear
of 28 Calfcote Lane

Double drive and garage for 28
Calfcote Lane, access to which
would be unaffected by the use
of the existing driveway.

4. The proposed property will be rendered and have coloured windows and this significantly different style of the property will make it stand out from those around it.
5. As local residents, we are concerned about the additional traffic in the cul-de-sac resulting from the proposed work. At what point do the applicants intend to use Brindle Close for access? Is it throughout the construction phase of the property or simply at the end once the building work is complete? If access to the site is proposed to be via Brindle Close during the construction phase

then this will lead to increased noise, traffic and disruption caused by the various vehicles and machinery that will be required during the building phase.

6. The proposed point of access is immediately adjacent to the top of the driveway for [REDACTED]. This will therefore will obstruct [REDACTED]'s free access to/from their home.
7. The proposed point of access is part of the turning circle for the cul-de-sac (Image 2) and as such plays a vital role. Our main concerns relating to this aspect of the development are:
If access to the site is via Brindle Close during construction then this will have a significant, negative impact on access to numbers [REDACTED]. It will also impede access by refuse collection, delivery drivers, Royal Mail, emergency services and visitors to the cul-de-sac who will be unable to use the turning circle in the cul-de-sac.

Image 2



Proposed point of
access from Brindle
Close

8. The construction phase will have a significant impact. We are a largely retired community who are therefore going to be subject to the building noise all day, every day during the construction phase. Once the property is completed, if access is granted from Brindle Close, it will have continuing impact on the cul-de-sac, increasing traffic and presenting access issues particularly to [REDACTED] whose driveway will be immediately adjacent to the proposed access.

Name:

[REDACTED]

Address:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

6th February 2020

Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Objection to Planning Application:
Application Number: 3/2020/0036 – Mr and Mrs Walmsley;
Site Address: 28 Calfcote Lane Longridge PR3 3SR

As local residents, we strongly object to the planning application made by Mr and Mrs Walmsley. The reasons for our objections are outlined below:

1. Brindle Close has been a cul-de-sac since it was built in the early 1960s. This proposed bungalow is NOT a continuation of Brindle Close but presents an unwanted, unnecessary, detrimental and significant change to a well-established cul-de-sac and residential area.
2. The site is NOT readily accessed from Brindle Close and would need more than 'just a section of existing brick pillars and honeycombed concrete panels' removing. The proposed property is NOT sited at the end of the cul-de-sac Brindle Close, it off Calfcote Lane and beyond the boundary of Brindle Close. If access to the property is not available from Calfcote Lane then permission should not be granted for its construction.
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If access to the site is via Brindle Close during construction then this will have a significant, negative impact on access to numbers [REDACTED]. It will also impede access by refuse collection, delivery drivers, Royal Mail, emergency services and visitors to the cul-de-sac who will be unable to use the turning circle in the cul-de-sac.

Image 2



Proposed point of
access from Brindle
Close

8. The construction phase will have a significant impact. We are a largely retired community who are therefore going to be subject to the building noise all day, every day during the construction phase. Once the property is completed, if access is granted from Brindle Close, it will have continuing impact on the cul-de-sac, increasing traffic and presenting access issues particularly to number 22 whose driveway will be immediately adjacent to the proposed access.

Name:

Marsden

Address:

31 Calfcote Lane
Longridge

6th February 2020

Please note.

21

People buying 26 Calhoke Lane
in Sept / Oct 2011 applied for
planning permission to make
an exit from the rear of
26 Calhoke Lane :- permission was
denied. Neighbours were notified
of this. Therefore it is difficult
to understand permission being
granted to no 28. as access
is much more difficult than
exit from 26.

~~REDACTED~~

PLANNING	
11 FEB 2020	
FOR THE ATTENTION OF	

1 2 1 1 5 1 6
30 JAN 2020
FOR THE ATTENTION OF

[REDACTED] SK
[REDACTED]
[REDACTED] 26
[REDACTED]

Dear Sir

28 January, 2020

I am writing to you in reference to the following application:

Applicant: Mr and Mrs G & L Walmsley

Planning Application No: 3/2020/0036

Grid Ref: 360934 437081

Proposal: Detached Bungalow and land to rear of 28 Calfcote Lane accessed from Brindle Close Longridge

Location: 28 Calfcote Lane Longridge PR3 3SJ

Thank you for your letter of 23 January 2020, I and my mother would both like to oppose this application. There should be no opening up of this cul de sac and I think coming up with this plan on the turning point right adjacent to the driveway of No 22 Brindle Close is too dangerous. We have lived at [REDACTED] for twenty years this year and in all that time both the owners of [REDACTED] and [REDACTED] have tended and gardened along that strip of land along the border. Both families have lived in their homes longer than I have. Both home owners tend to reverse their cars out of their driveways and onto the roadway. Please note that almost all large vehicles like the refuse wagons have to either reverse into Brindle Close or reverse out. On the plan there is also mention of keeping a cherry tree, the tree is in the garden of [REDACTED] and well within its boundaries. This plan would create dangerous blind spots.

Most of the residents on Brindle Close are retired and also have health issues. Ambulances and hospital transport are a fairly regular sight on the close. We clearly could not cope with large builder vehicles or blockages such as during any development. If this application passes, or any similar development, all work and access must be at 28 Calfcote Lane.

The bungalow would cause a loss of light and privacy to people living in this part of Brindle Close, especially to those at 22 Brindle Close. Extension work on a bungalow further up Calfcote Lane has already caused problems with loss of light and privacy and quite bad drainage issues.

On a personal note my [REDACTED] should this development go ahead. The noise and danger from builders vehicles would be unbearable for her, for me and for others living on [REDACTED]. I and my family have lived in and around Longridge since [REDACTED].


Back then we lived on a 'country lane' half a mile and a world away from the main village of Longridge. Longridge too was seven miles and also a world away from the town of Preston. Over the past ten years we have seen at least ten new housing estates in various stages of development or completed. We do not really need all this destruction and death of the countryside and wildlife. Within a space of less than sixty years Longridge has become almost dead even as just a semi-rural area.

Brindle Close is one of only a few areas in Longridge which consist of true bungalows. It is a fairly quiet and safe area where most of the people are elderly and need a more peaceful life.

I trust you will give serious consideration to my opposition and objection to this application for a bungalow on land at the rear of 28 Calfcote Lane and especially to opening up and using Brindle Close for Access.

Thank you for your time and consideration.

Yours sincerely



P. Bolton. 16 Copster D;
P. Mill. 14 copster DK
B Hunter. 18 COPSTER DK
Z. M. 16 Bundle clos
J. Christensen 12 Bundle C

Dear Sir,

Applicant: Mr & Mrs G & L Walmsley

Planning Application No: 3/2020/0036

Grid Ref: 360934 437081

Proposal: Detached Bungalow and land to rear of 28 Calfcote Lane accessed from Brindle Close Longridge

Location: 28 Calfcote Lane, Longridge, PR3 3SJ

Thank you for your letter dated 23 January 2020 which was received with absolute dismay.

I would very strongly like to object to this application. I am extremely concerned that the application requires an access to be made into the turning point of the cul de sac which would be detrimental from a safety point of view, particularly with regard to [redacted] driveway whose entrance is almost opposite the proposed access and would cause a blind spot when reversing out of this drive. There is every probability of an accident being caused by a vehicle emerging from this new access. An inspection would confirm this. I would also have a blind spot across the proposed accessway when reversing from my own driveway which is very worrying.

Brindle Close is a very quiet cul de sac, being made up of retired residents who enjoy living in this desirable part of Longridge and which must be one of the only places still existing with true bungalows. The prospect of builders' vehicles in and out of our very quiet road' parking in the turning point and causing blockage, does not bear thinking about.

I consider that there are quite enough new properties being built around Longridge at present without new applications by individual builders erecting properties squashed onto bits of garden land with no real consideration being taken into account as to what affect this has on surrounding existing residents. We regard our privacy in this lovely cul de sac and consider that the above application would be a total invasion of this.

I trust you will give serious consideration to my objections to this application as stated above.

Yours sincerely,

[redacted signature]

To; The Director of Economic Development and Planning, Ribble Valley Borough Council, Council

Offices, Church Walk, Clitheroe, Lancs BB7 2RA

[redacted stamp]

4/FEB/2020

