


Dear Sir/Madam

I am writing regarding planning application No 3/2021/0731

I am opposing the redevelopment and building of new infant block with additional carparking at St James C of E school, Greenacre Street, Clitheroe BB7 1ED.

There are many local concerns that the new building will be very large, as high as  it will be light blocking, cast shadow onto other properties along the terrace, cause flooding to properties on the terrace of Woone lane. It is not going to be in keeping with local character according to the description.

Future problems will be caused by any alterations to the existing school

There will be more parking issues than already exist, the plans and amended plans are misleading and ambiguous.

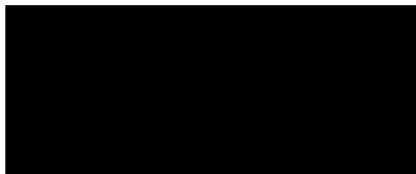
There is a lack of consideration for safety in a number of aspects from children to residents and existing properties.

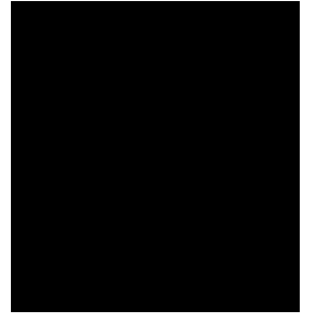
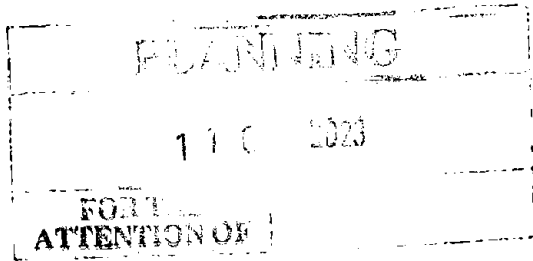
There will be a lot of noise from the demolition and build.

Can the school not refurbish what already exists if they want to upgrade without causing a huge disturbance?

I ask that this planning application be refused

Regards





Dear Nicola Hopkins, Kathryn Hughes, RVBC planning Dept and local councilors

We are writing regarding planning application No 3/2021/0731

We are objecting to the proposed redevelopment and building of new infant block with additional carparking at St James C of E school, Greenacre Street, Clitheroe BB7 1ED.

FLOOD RISK & DAMAGE

Movement of the ground to make the foundations for the proposed new build will involve a large amount of ground disturbance, this will change the current water course run off which has been in place for many years and will put the houses on Woone Lane which are at a lower level to the school grounds at higher risk of flooding.

The drains are all blocked and not working on Woone lane on the road both sides and the alleyway. They haven't been cleaned out for several years. With the lack of maintenance to these drains and more ground water this will have a serious impact on our houses.

I hereby give notice that if any flooding, water damage, or subsidence occurs to my property because of the new proposed infant block Ribble valley borough council and the school will be held liable and are fully responsible for payment of damages to homeowners on Woone lane.

ADVERSE IMPACT ON ENVIRONMENT

Trees take up a lot of water, removal of these trees to make way for a building will significantly add to the water impact on Woone lane properties.

FIRE RISK

If in the event of a fire at the school the risk to the safety of residents, and adjacent properties from radiated heat, building collapse and the spread of fire to properties on Woone lane is very high due to how close the new infant block is proposed to be built – it is [REDACTED] my property.

As the alleyway is relatively narrow how during a large fire will firemen, emergency vehicles and all the equipment needed to put out a fire be able to safely access the building to extinguish the fire.

RIGHT TO LIGHT

Rights of Light act 1959 is described as any property having uninterrupted light for more than 20 years acquires the right to light – all the houses on Woone Lane due to be affected by the proposal have this right as they have been here since 1890 with uninterrupted light to the back of the houses.

The proposed new infant building is on the plans to be an expected 42 meters in length and 4.5 meters high, this will be a huge building in length and height – the height is closer to the kitchen roofs of the 2 bed terraces on this block. It states it is supposed to be a one-story building

This proposed building will create a subservient view from the back of the house due to the imposing size.

SAFETY OF CHILDREN IN ALLEY WAY

The large proposed infant block all the way along the alleyway will block light making the alley dark especially in winter, lots of children use it as a route to walk home.

We have concerns as several [REDACTED]

NOISE DISRUPTION

Residents on Woone lane work both from home, and others on this street work night shifts. The noise pollution the proposed building works will cause will be disruptive to people during the day.

How are people working from home supposed to concentrate on their work with all the noise?

Are people that work nights to go to work with no sleep?

NEGATIVE EFFECT ON GREENACRE STREET AND SAFETY OF DROP OFF/PICK UP

Parking is already an issue at school drop off and pick up time. The new nursery will have different times there will be an impact at peak times.

There doesn't appear to be any designated drop off and pick up points in the plans meaning parents will be leaving badly parked vehicles anywhere they can because they are just dropping the children off and won't be long, this will increase the incidence of obstructively parked cars on Greenacre Street and Woone Lane. More so when its bad weather as parents will want to be as close to school/nursery as possible compromising the safety of small children and pedestrians

INACCURACIES IN THE APPLICATION

Currently there are 16 parking spaces with one exit/entrance. The Highways Agency have 26 parking spaces in their report.

The amended application states there are currently 19 spaces with the proposed number of 20 spaces when work is completed. The current site plan on application the records is 16 spaces, and the most up to date plan has 19 spaces.

So how many parking spaces are there now and how many are there going to be?

Despite the discrepancy in numbers being given the total volume of staff and parents parking will result in a significant impact on residents and the safety of children.

NEW TREES FUTURE ISSUE

Safety issue –the new trees could provide children the assistance to climb up into the school property. It already happens children climb onto the school roofs during school holidays.

New trees will grow to a large size and will result in significant loss of light to properties 1-9 Woone lane. leaves will block the unmaintained drains in the alleyway increasing flood risk to properties on Woone lane. Roots from the new trees would cause damage to the wall and drains in the alley.

NOT IN KEEPING WITH CHARACTER

The proposed new infant building is described as cedar wood cladding and metal roof – this is not in keeping with the surrounding properties which are stone.

The description of the proposed block conjures images of oversized camping pod or oversized garden shed!

The proposed wood fence and gate to connect the 2 stone walls to secure the gap caused by demolition of the existing building is again not in keeping with the rest of the boundary. It also needs to be less than 1 meter so it doesn't obscure the vision of vehicles pulling out onto Greenacre street from the back alley.

DEVALUATION OF HOUSING

Future buyers will be put off buying a house with increased flood and fire risks.

The proposed new building will make houses on Woone lane less appealing to future buyers.

Most of us bought our houses on the basis it's a school behind the houses with uninterrupted light to the back and view of pendle hill thinking the probability of any intrusive building was practically zero

Question

Several people linked to the school have said this planning proposal is only because a local business owner has offered to help fund a new school building in exchange for a new larger car park in the school grounds for the exclusive use out of hours for his business.

It is already well known the school car park is used by this business out of hours. There have been several times cars have been seen leaving the school car park after hours and weekends going the wrong way down a one-way street nearly causing accidents.

The Council is a public authority and is there to work for the interest of the people. We call upon the council and planning department to do their duty and uphold the people's decision to reject application number 3/2021/0731

Yours Sincerely

DEVALUATION OF HOUSING

Future buyers will be put off buying a house with increased flood and fire risks.

The proposed new building will make houses on Woone Lane less appealing to future buyers.

Most of us bought our houses on the basis it's a school behind the houses with uninterrupted light to the back, and view of pendle hill thinking the probability of any intrusive building was zero.

Question

Is it not the case this planning proposal is only because a local businessman has offered to help fund a new school building in exchange for a new larger carpark in the school ground for the exclusive use out of hours for his business?

It is already well known the school car park is used out of hours, and there have been incidents of cars going the wrong way down a one-way street nearly causing accidents.

The Council is a public authority and is there to work for the interest of the people. We call upon the council and planning department to do their duty and uphold the people's decision to reject application number 3/2021/0731

Yours Sincerley



PLANNING

11 OCT 2023

FOR THE
ATTENTION OF


10 Oct 2023

Woone Lane
Clitheroe
Lancs

Notice

Dear, Nicola Hopkins

Following a street meeting with several residents of Woone lane and discussions, we have a number of concerns raised by our group.

We are writing to inform you that we as a collective group oppose planning application 3/2021/0731.

There are lots safety issues and damage to property concerns. Loss of light, Flood and fire risks.

The plans are not exactly clear, they are contradictory and ambiguous.

Please find enclosed petitions for objection.

Regards


NOTICE

**Petition against the proposed amended 2023
plan building of infant block at St James' C of E
school, Greenacre street, Clitheroe, BB7 1ED**

Planning ref number 3/2021/0731



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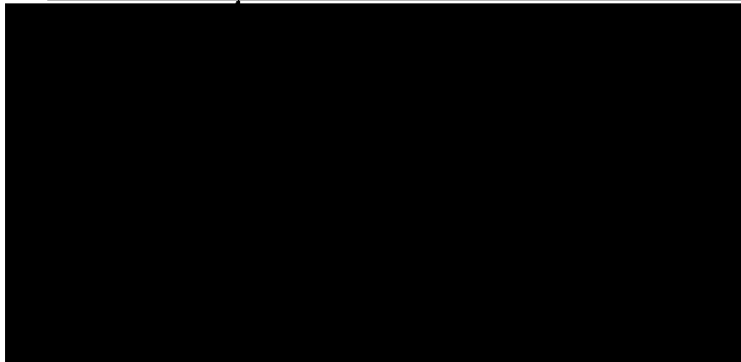
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NOTICE

**Petition against the proposed amended 2023
plan building of infant block at St James' C of E
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Questions

Why the need for new building when existing is fit for purpose.

Is there a solid justification for new building?

Why does the school need a new building in order to create a new carpark with the same amount of parking spaces when one already exists with no issues?

Would it be more cost effective to refurbish the existing building rather than the large extra cost of demolition and new build?

Has the above actually been investigated as an option?

Can the school afford the work without huge debt?

Why has no flood report to assess the impact the proposed movement of ground to accommodate foundations for the build been done for the housing outside of the school boundary?

Solutions offered.

Refurbish existing building with no demolition or new buildings

Revert to the original proposal of building the new infant block on the left bank behind the junior school. With the guarantee that there will be no further amendments.

There are no objections from residents regarding the original proposal.

Utilize existing techniques to combat building on a flood plain and reduce problems – new housing estates are built on flood plains all the time, so methods do exist.

Although there will still be noise created from that build at least it will be further away and not be as large an impact on residents

09 OCT 23

PLANNING

11 OCT 2023

FOR THE
ATTENTION OF

Dear Nicola Hopkins, Kathryn Hughes, RVBC planning Dept and local councilors

I am writing regarding planning application No 3/2021/0731

Notice of **strong objection** to the proposed redevelopment and building of new infant block with additional carparking at St James C of E school, Greenacre Street, Clitheroe BB7 1ED.

Reasons for objection

- 1) **FLOOD RISK & DAMAGE TO NEIGHBOURING PROPERTIES**
- 2) **FIRE RISK**
- 3) **RIGHT TO LIGHT**
- 4) **NOISE DISRUPTION**
- 5) **ADVERSE IMPACT ON ENVIRONMENT/WILDLIFE**
- 6) **NEGATIVE EFFECT ON GREENACRE STREET**
- 7) **PARKING SPACES**
- 8) **SAFETY RE DROP OFF/PICK UP**
- 9) **INACCURACIES IN APPLICATION**
- 10) **SAFETY OF CHILDREN SCHOOL**
- 11) **SAFETY OF CHILDREN IN ALLEYWAY**
- 12) **NEW TREES - FUTURE ISSUES**
- 13) **LOSS OF LIGHT – FUTURE ISSUES**
- 14) **NOT IN KEEPING WITH CHARACTER**
- 15) **DEVALUATION OF HOUSING**
- 16) **REAL MOTIVATION FOR PLANNING APPLICATION**

FLOOD RISK & DAMAGE TO PROPERTIES ON WOONE LANE

Groundworks to make the foundations for the proposed new build will involve ground disturbance, this will ultimately change the current water course run off which has been in place for many years and will put the houses on Woone Lane which are at a lower level at higher risk of flooding.

No flood risk assessment has been completed outside the school boundary –no consideration given for residents and properties.

The public drains in the alleyway have not been maintained as they should be by Lancashire County Council and are all currently completely blocked so where is the extra water going to go?

I hereby give notice that if any flooding, water damage, or subsidence occurs to my property because of the new proposed infant block Ribble valley borough council and the school will be held liable and are fully responsible for payment of damages to homeowners on Woone lane.

FIRE RISK

Hopefully it would never happen but must be considered as a reasonable potential consequence.

If in the event of a fire at the school the risk to the safety of residents, and adjacent properties from radiated heat, building collapse and the spread of fire to Woone lane is very high due to the proposed proximity of the new infant block –it is 12 feet or in metric 3.6 meters from the boundaries of the neighboring houses. In addition, there will be restricted access for emergency service personnel, emergency vehicles and firefighting equipment.

RIGHT TO LIGHT

The proposed new infant building is ESTIMATED to be 42 meters in length and 4.5 meters high –this is a very large building both in length and alleged height – the height is closer to 2 stories not one. Proposed and result are two very different things.

There will be a subservient view from the back of the house due to the imposing size of the proposed building.

Rights of Light act 1959 is described as any property having uninterrupted light for more than 20 years acquires the right to light – all the houses on Woone Lane due to be affected by the proposal have this right as they have been here since 1890 with uninterrupted light to the back of the houses.

NOISE DISRUPTION

There are occupants of Woone lane who work from home, and work night shifts including emergency and frontline workers. The noise that will be created by the proposed building works will be disruptive and unneighborly during the day.

Health and Safety issue – How do you expect people that work nights to go to work with no sleep?

There are several potential consequences to consider due to a cumulative effect including /road traffic accidents en-route to work and/or accidents at work due to overtiredness and lack of sleep caused directly by the building work noise.

ADVERSE IMPACT ON ENVIRONMENT, TREES, AND WILDLIFE

Is there a TPO order on any of the trees marked for removal?

Importance of the tree, not only for environmental reasons –CO2 removal, but for the local wildlife – there are several Bats that roost in this area and I see on a nightly basis at least 3 different species. Tawny owls frequent the area nightly and use the area for roosting & nesting, along with the smaller varieties of sparrows long tail tits, bluetits, goldfinches, blackbirds, starlings, jays, magpies, jackdaws, crows, wood pigeons, collared doves and many more birds and insects.

Trees also take up a lot of groundwater, large trees = large roots, removal of these trees will significantly add to the flood water impact along with the afore-mentioned ground disturbance in point 1.

NEGATIVE EFFECT ON GREENACRE STREET AND SAFETY OF DROP OFF/PICK UP

There is no designated drop off and pick up points in the plans meaning parents will either drive into a full car park abandoning unparked vehicles anywhere possible “for a few minutes as they are just dropping the children off”, park obstructively on Greenacre street/Eshton Terrace and Woone Lane at peak travel times rather than walk a significant distance with very young children and babies to drop them/pick up at nursery –it will ultimately cause complete chaos, traffic accidents and potentially a child being run over or killed – the carpark proposal is unsafe.

PARKING SPACES

Increasing the number of parking spaces by 3 is not enough to meet the number necessary for staff especially as the new nursery would need more staff than are currently employed as it is proposed 36 children will attend the new nursery -that’s a lot of new staff to add to existing staff.

INACCURACIES IN THE APPLICATION

There are 16 spaces with one exit and entrance currently. The amended plan shows 19 spaces. The Highways Agency seem to have the number as 26 spaces.

The application on 19th Sept 23 states there are currently 19 parking spaces, and the proposed number is 20 spaces. The current site plan on your records shows 16 spaces, and the most up to date plan has 19 spaces.

The original application states there will be no increase or decrease in existing employees. On the amended version this has been left blank.

How can a new standalone nursery have no staff?

Ultimately the number of staff needing to park, and the number of parents parking will have a significant impact on residents and the safety of children.

SAFETY OF CHILDREN IN SHOOOL

Looking at the plans, the infant children will have to walk across the brook to the junior side to go to assembly hall and walk back to their classrooms – is this safe for very young children in all weathers?

SAFETY OF CHILDREN IN ALLEY WAY

The large lengthy proposed infant block all the way along the wall of the alleyway will block light and cause the alley to be dark especially in winter and on dull overcast days, a lot of children both from the primary school and both secondary schools use this as a short cut to walk home. Making this dark and covered is a safety concern. Especially due to the [REDACTED]

NEW TREES FUTURE ISSUES

The planned new trees on the corner of property appear very close to the existing building and the existing stone wall which could become compromised by the new tree roots in years to come.

Safety issue –the new trees could provide the enablement of children outside school hours to climb up into the school property.

LOSS OF LIGHT FUTURE ISSUES

There are 5 proposed new trees that will eventually grow to a size and will result in significant loss of light to properties 1-9 Woone Lane. In addition, the loss of leaves will block the unmaintained drains in the alleyway thus again increasing flood risk to properties on Woone Lane.

NOT IN KEEPING WITH CHARACTER

The proposed new infant building is described as clad with treated cedar wood and metal roof –this is hardly in keeping with the surrounding properties built from stone and the heritage site adjacent. It will look like an oversized garden shed!

DEVALUATION OF HOUSING

The proposed new building will make houses on Woone Lane less appealing to future buyers.

Most owners bought on the basis it's a school behind the houses with uninterrupted light to the back, and stunning views of pendle hill, with the probability of any building or housing estates being erected negligible.

People don't want to buy a house that has a large building blocking lightfacing the back of their homes with increased flood and fire risks.

REAL MOTIVATION FOR PLANNING APPLICATION

Is it not the case that the school has been approached by a local entrepreneur on the onerous of providing carparking for exclusive use out of school hours?

The school car park is already used out of hours, and there have been several near-miss incidents of vehicles turning right towards Whalley road going the wrong way down the one-way Greenacre street nearly causing accidents.

The Council is a public authority and is there to work for the interest of the people. I call upon the council and planning department to do their duty and uphold the people's decision to reject application number 3/2021/0731

Yours Sincerely

