

PLANNING

23 NOV 2021

FOR THE
ATTENTION OF

Date: 21-11-2021.

planning app. no. 3/2021/1153.
gmd. ref. 376632 444055

Dear Sir, members of the council.

in ref. for the above application -
first of all the inspector and members of
the council agreed that the developer did
not have to remove the dumping of illegal soil
on which he now wants to dig out
and build a house with basement. SORRY
but this does not quite fit? you cant say
the soil can stop then pass it to be dug
out and built on for financial gain

Chatburn does
not need high cost houses to line the pockets
of the developer.

You have a responsibility as councillors to
abide what you decided (with the inspector) that
the soil not to be removed - then change your
mind. you must act responsible. This is
application is not acceptable, either for that
area and for chatburn village

Nicola Gunn

From: [REDACTED]
Sent: 28 November 2021 19:55
To: Planning
Subject: Planning Application 3/2021/1153 and planning consent 3/2016/0748
Categories: xRedact & Upload

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Dear Sir/Madam

I am a [REDACTED] Chatburn and planning application 3/2021/1153 has been brought to my attention. Whilst I do not wish to either support or object to the planning application for a dwelling at this location, I think it is important that matters relating to the [REDACTED] are addressed and dealt with in advance of planning application 3/2021/1153 being determined.

I am of the view that the developer of Hare Hill Croft has failed to comply with the planning conditions attached to the consent for the development (ref:3/2016/0748). As you will be aware, Condition 5 attached to the consent states:

'The development hereby permitted shall not be commenced until full details of the proposed landscaping have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, their maturity at the time of planting, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform. The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter for a period of not less than 15 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted'

I am not sure if officers of RVBC have visited the site at Hare Hill Croft recently to check if conditions have been complied with, but I'm sure you will see from a quick visit that the landscaping has not been maintained with dead shrubs being present on the site which have not been tended too or replaced.

In addition, condition 12 attached to the consent states:

'No part of the development approved by this permission shall be occupied until a scheme for the off-site highway works, including timescales for implementation for each phase, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.'

Whilst I have been unable to view the timescales for the off-site highways works submitted by the developer, I assume that the estate road should have been completed by now given it is approx 4 years since the first resident moved in and it is over 6 months since the full development has been occupied. On the basis that the road remains at base level, I believe that this condition has also not been complied with.

On the basis of the above, we respectfully request that the Council undertakes investigations in relation to the above failures of the developer to comply with the planning conditions and takes enforcement action if deemed necessary. We do not consider it is appropriate for consent to be granted to the same developer [REDACTED] until all conditions relating to the original development have fully been complied with.

Kind Regards

[REDACTED]

Nicola Gunn

From: [REDACTED]
Sent: 25 November 2021 15:00
To: Planning
Subject: PLANNING APPLICATION 3/2021/1153

Categories: xRedact & Upload



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

I oppose the above planning application for the reasons below:-

- 1) A similar application has been refused twice before so why should this one go through.
- 2) When the application was granted for the current 10 house build, [REDACTED] were promised that no more houses would be built on the OLD ROAD because of the parking situation, state of the road and the dangerous junction at the end of the old road as car speed from Crow Trees Brow at great speed even though it is supposed to be a 30 mph.
- 3) The developer stated in writing that the illegal soil [REDACTED] was put there to support the current houses, he no wants to dig it out to build a house with a basement, surely he cannot do this when he has already given a reason for it being there.
- 4) Also a little village like Chatburn has enough new (very expensive) houses which this new one will be and the ones for sale at the moment are not selling.
- 5) There are plenty of new houses being built near Chatburn which surely must be all that I required and this application if granted will not be bought by the people of Chatburn as they cannot afford such expensive properties.
- 6) Please take the above into consideration when making your decision.

[REDACTED]

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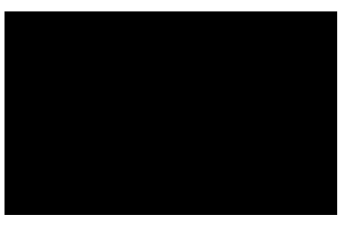
PLANNING APPLICATION NO: 3/2021/2153

LAND ADJACENT TO 9, OLD ROAD, [REDACTED]

PLANNING

06 DEC 2021

FOR THE
ATTENTION OF



1ST DECEMBER 21

Dear Madam,

I will start with some history of this piece of land. When the plans for the ten houses were presented, this section was omitted because it was calcium limestone grassland, which is nationally rare and has protection. The developer dumped soil on it, which had come from another site some miles away, without permission. I.C.C demanded that the soil be removed, the developer appealed, it went to committee, the vote 10 to 1. He appealed again, same vote 10 to 1 against. He then appealed to an inspector who passed it, to our and I.C.C amazement with this application for a huge house on this site, he is now going to profit from his reckless disregard for the laws to protect the environment.

We the [REDACTED] are already suffering with flooding; some days during heavy rain our road is like a river. My Lawn (facing south) has gone from grass to moss. This was a field with two limestone quarries now filled in, the houses have no front gardens just hard standing for parking, lots of trees.

The Old Road is narrow with no pavement, two houses open straight on to the road, cars parked all down one side, it is very dangerous, more traffic will make it more so. The junction at the bottom with Ribble Lane is regularly jammed with traffic, so the exit is very difficult.

As for the size of the property proposed it is going to be out of proportion to our houses, which are built into the slope of the hill side. If you look from Downham Road they are barely visible.

[REDACTED] has a side window because it looked up a field, will now have a six foot fence with in three feet. I know

lack of light and loss of view are not objections on planning grounds but, this must be deemed not acceptable.

[REDACTED] has been very badly shaken from explosions in the quarry, so there is a risk of damage if it happens to be on a shelf of rock that has its end in the quarry, as we do.

I hope you will take my remarks into account when deciding this application.

Yours Faithfully

[REDACTED]