

**From:**

**Sent:**

**To:**

**Subject:**

13 February 2022 16:22

Planning

Representations re - Planning Application: 3/2021/1262



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Dear Sir

Thank you for the notification of the Application by [REDACTED] to build 4 commercial units.

I do not have any major concerns or objections about the Application itself other than the below and would request the following Planning Changes and Assurances are sought:

**1. Planning Changes - Lack of consideration for the 'visual pollution' that will be experienced by properties lower down on Chapel Hill.**

I would seek a change to the Plans to include some additional landscaping on the South boundary of the new development to soften the view from properties [REDACTED] Chapel Hill of the front and side elevations of the proposed new development. Much of the proposed landscaping only benefits Little Lane and the School as neighbours, which quite frankly only have limited view of the new development compared to [REDACTED] Chapel Hill.

Due to the 'hill' nature of the bordering Chapel Hill it is unfortunate that the neighbouring [REDACTED] Chapel Hill properties, which sit lower down on Chapel Hill, will be able to see most of the front and side elevations from their rear upper windows whereas the Little Lane neighbours, who have been considered, will only see the roof line out of their rear upper windows. In fact some selective planting of a few new mature trees to replace the numerous mature trees that were previously removed to clear the land for Application 3/2019/0753, at the boundary of [REDACTED] Chapel Hill would also soften the view of the recently completed commercial unit build (Application 3/2019/0573). After all this site borders the Conservation Area and whilst I am sure we all acknowledge the importance of commercial development it is important that the overall 'feeling' of the Conservation Area should be preserved for the good of Longridge.

Please see below for suggested areas for some more soft landscaping.

2. **Assurances – Construction activities will be in accordance with The Control of Pollution Act 1974 in consideration of ‘noise and dust pollution’ that will be experienced by properties lower down on Chapel Hill.**

Significant and lengthy ground works will be required to reduce current height of plot to ground level. The ground works by the Applicant for the recent works on Application 3/2019/0753 were often undertaken before 7am both during the week , at the weekend and on Bank Holidays, with the bulk of the works being carried out in the very dry spring and summer of 2020. The noise, ‘house-shaking’ and dust levels caused by these works at times was horrendous. We were not able to keep windows open, dry washing outside or enjoy our gardens at the weekend for months on end. I would seek assurances that these works are done in the wetter months or if it has to be in the drier months then appropriate ground dampening dust control measures are put in place this time by the Applicant. I would also request that works are only permitted during Monday to Friday 8am to 6pm, Saturdays 8am to 1pm and that noisy work is prohibited on Sundays and bank holidays in line with The Control of Pollution Act 1974.

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**Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2018)**

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