

From: [REDACTED]
Sent: 25 April 2022 15:21
To: Planning
Subject: Re. Planning Proposal - Application No 3/2022/0317


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.

Dear Sir,

We wish to raise the following points for the planning committee to consider in relation to the planning proposal for Land at Higher Standen Farm and Part Littlemoor Farm Clitheroe:

1. The buffer zone proposed on these new plans seems to have reduced from the original outline planning approved which specified a 50m buffer zone along the rear of the houses on Littlemoor road. The proposed buffer zone looks to be 10m, possibly 15m wide at best and not consistent width for the house near the proposed Littlemoor road entrance has a reduced buffer zone. Please could this be looked into and the 50m approved buffer zone insisted on being maintained.
2. Please could we request that the buffer zone mentioned in point 1 is planted up as soon as possible with trees so that by the time the development work starts there is already some cover and establishment of a sight "buffer". Please could the trees proposed to be removed from the small wood where the proposed Littlemoor road entrance is due to go be transplanted and put in the buffer zone starting at the road side where the plans show the first house to be directly in line with the windows of No.15. Thus by using these mature trees here a privacy, sight "buffer" is soon established.
3. Please could we ask that no construction traffic is allowed to use the proposed Littlemoor road entrance for if it has been approved for only use by the bus and emergency vehicles – thus low level use – it only seems right that this is also adhered to during the construction of the development.

Many thanks indeed,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 25 April 2022 18:11
To: Planning
Subject: Further to our initial email Re. Planning Proposal - Application No 3/2022/0317


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Dear Sir

Further to our initial email below we wish to add the following comments.

Thank you for coming back to me about the buffer zone incorrection. Having discussed and reviewed the matter together we realise it was Ingham and Yorke that assured us the zone would be 50m!

However this highlights to us our key objection [REDACTED] being able [REDACTED] double storey properties on an elevated site [REDACTED]

We are also concerned that the buffer zone should have been planted up in the first planting season following the first phase of development as per conditions 21 and 22 on decision notices of applications 3/2012/0942 and 3/2015/0895. Why has this not been actioned?

Can we be reassured that provision is made in good time before any development for the wildlife on the old bothay as we have reason to believe that there are owls, swifts, swallows and bats all nesting in an around there.

Thank you

[REDACTED]

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