


From: [REDACTED]
Sent: 26 June 2023 10:09
To: Planning
Subject: Application 3/2023/0407

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Good Morning

I find it inconceivable and cannot believe that it is the intention to use Kayley Lane to access the Glencroft property in order to demolish the existing house and to build the two new proposed houses. Did the person who signed off on this actually come and look at the road that you intend to use?

I know that the previous intention to use Pendle Avenue was stopped so it now would appear that you wish to try your luck with Kayley Lane. Much like the residents of Pendle Avenue we will also be pushing strongly against the use of this proposed route.

It is clearly obvious to anyone who takes the time to actually come and look at the track, because that is what it is, that this is clearly not suitable for heavy traffic and large vehicles. It was also my understanding that there is no legal right to access this property from Kayley Lane, maybe you wish to correct me on this.

As someone [REDACTED] directly and negatively affected by this proposed plan I can assure you that if large heavy vehicles come down this lane I will be monitoring like a hawk any potential or direct damage that may be caused to [REDACTED] from any vibrations or otherwise from the vehicles and will take the necessary steps to seek compensation for this should the need arise.

It is my intention to speak to any of my neighbours who are as yet unaware of this preposterous idea and to also advise my neighbours that they will also want to look to seek compensation against any damages or inconvenience caused to their homes.

I would also like to bring to your attention that the bridge leading up Downham road has recently had a weight limit introduced and should this irrational idea go ahead I will be ready to contact the necessary authorities with video/photographic evidence of any vehicles illegally crossing it to gain access to Kayley Lane.

My hope is that this planned route to use Kayley Lane as an access route is stopped before it causes unnecessary disruption and damage.

Regards

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 June 2023 15:17
To: Planning
Subject: Planning Application Comments - 3/2023/0407 FS-Case-527217182

Planning Application Reference No.: 3/2023/0407

Address of Development: Glencroft
Pendle Avenue
Chatburn
BB74AX

Comments: To Whom it May Concern:

The Construction Plan for this application states that construction traffic will access and egress this proposed construction site, for which the address is Pendle Avenue, Chatburn, via Downham Road and Kayley Lane. First of all, I would like to draw the Planning Committee's attention to the CDM Regulations 2015, part 4, Regulation 27 -(1). The regulation states that "Traffic routes must be suitable for the persons or vehicles using them, sufficient in number, in suitable positions and of sufficient size".

3c "there is sufficient separation between vehicles and pedestrians to ensure safety".

I do not believe compliance with the CDM regulations can be achieved using this proposed route.

Has anyone carried out a risk assessment on this proposed route?

I highlight the following concerns:

- Kayley Lane is part of the very popular Downham Circular Walk and is used by walkers to access the public footpath toward the A59 and Worsaw Hill. I don't believe that a safe route can be established to separate pedestrians from construction traffic.
- The access off Downham Lane onto Kayley Lane is not suitable for heavy vehicles. Heavy vehicles will have to reverse off a very busy and congested Downham Road on to Kayley Lane.
- The council refuse lorry has to reverse down Kayley Lane every week and has caused damage steps that residents use to access their properties on numerous occasions, due to the narrowness of the lane.
- I have [REDACTED] where large vehicles have turned up and the delivery driver has refused to access Kayley Lane because they have deemed it too narrow and unsafe.
- Kayley Lane is an unadopted road which is unmade, and [REDACTED] I am concerned about the damage that will be caused if this route is used by heavy construction traffic; and who ultimately will pay for any damage?
- I believe the original plan was to access this site from Pendle Avenue which the council rejected. If access via Pendle Avenue has been deemed unsafe I cannot understand how the proposed access and egress rout via Kayley Lane would be deemed to be safer, given the narrowness of the lane and the unmade nature of it.