

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 June 2022 14:02
To: Planning
Subject: Planning Application Comments - 3/2022/0465

Categories: xRedact & Upload

Planning Application Reference No.: 3/2022/0465

Address of Development: Chatburn Post Office

Comments: I do have serious concerns re there potentially being six more people [REDACTED]
Prior to [REDACTED] the property was empty.
Since then noise levels have increased significantly, to the extent [REDACTED]
[REDACTED] I can only see this problem intensifying with more people living there, and having a serious impact [REDACTED]
The fact that [REDACTED] hasn't been an issue in the past, but I have grave concerns that it could become one, with multiple occupancy of what is, at the moment, a flat for two people.
There is also an issue around parking, which is at an absolute premium around the Post Office. Again, potentially, there could be a further six vehicles requiring a parking space.
Where will the access to these flats be? Through [REDACTED]
Where will the galvanised steel staircase be erected?
Regarding refuse collection, where will six extra bins be stored?
[REDACTED] hasn't discussed his proposed planning application [REDACTED] only the fact that he has submitted one, so I don't know the answers to these questions.

[REDACTED]

From:

Sent:

[REDACTED]
13 June 2022 13:35

To:

Planning

Subject:

Planning Application No: 3/2022/0465 FAO Kathryn Hughes



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.

Good Afternoon,

[REDACTED] and the above planning application has been brought to my attention through discussions with neighbours.

The parking for vehicles on the nearby roads is already a disaster and extremely difficult, with this planning approved these flats have the risk to potentially come with a further 6/8 vehicles – it will not be possible for residents of Ribble Lane or customers of the nearby businesses [REDACTED] to park.

We have recently seen not only Council services such as refuse collectors struggle to navigate around Ribble Lane/Bridge Road but also emergency services vehicles. On recent occasions neighbours cars [REDACTED] due to accesses been restricted but these residents have very little choice, there is not the space to park their vehicles near their homes otherwise.

A further concern is with the reduction of storage space for the shop will ultimately result in more frequent deliveries, firstly not environmentally friendly, but again a further disruption to residents as the delivery vehicles block the road and refuse to move until they have completed their delivery, causing huge inconveniences when they block your vehicle in.

Kind regards,

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 June 2022 09:10
To: Planning
Subject: Planning Application Comments - 3/2022/0465


[REDACTED]

Planning Application Reference No.: 3/2022/0465

Address of Development: 1.3 bridge road Chatburn BB7 4Aw

Comments: my concern would be the parking as there is an issue already with parking around that area and three flats could bring another 6 cars.

From: [REDACTED]
Sent: 16 June 2022 21:10
To: Planning
Subject: Planning application No. 3/2022/0465


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 Ms Hughes

I would like to comment on the above planning application which proposes a change of use from the current two bed flat to 3 self contained flats.

I object to this proposal on the following grounds.

* Parking on both Ribble Lane and Bridge Road is already very crowded, and while I am sure that photographs can be provided by the applicant showing numerous available spaces it is likely that these will have been taken during a week day and avoiding lunch time when the local shops would be busy.

At weekends and after the end of the working day parking is very challenging, it is very rare that I am able to find a space when i return from work that is close to my home.

The planning statement suggests that 'it is unlikely that the occupants will be car owner's'.

I am unsure how the applicant is able to state this with any certainty and if even 2 of the occupiers of the 3 flats are car owner's this will add pressure to an already difficult situation.

* As the 3 flats will have no outside space /shed etc, and each will be small, with limited storage, it seems likely that not only will the refuse bins for the flats be stored in the passage way but also large items such as bicycles. This space currently gives access to the rear gardens of numbers 4, 6, 8 and 10 Ribble Lane and is used on a weekly basis when the refuse bins are wheeled to the front of the properties.

The passage is already obstructed by the large amounts of cardboard and refuse which the Post office and shop produce, and while I accept that this is an inevitable part of running a business I feel anything which will add to this obstruction should be avoided.

* From the plan - 'Proposed North Elevation' it is difficult to tell if the staircase is on the outside of the building or on the inside.

If the plan is to place it on the outside this would be a total eyesore in what is currently an attractive part of the village (which is a conservation area).

If the stairs were to be inside the passageway then this is yet another obstruction in what is not a large amount of space.

* The access through the proposed wicket gate set within the current wagon door will impact the security and safety of the houses on Ribble Lane numbered 4, 6, 8 and 10, as their back gardens can all be accessed via the wagon door. Currently the wagon door is always locked as the Post office use part of the passageway to store stock, making the rear gardens secure. If tenants of the flats left the wicket gate open for ease, or to allow friends to enter, this makes [REDACTED] properties much less secure.

* In conclusion, if this proposal was in a city centre and the 3 flats were intended a student accomodation then i would feel it was an appropriate development. But this is a village, a conservation area, it is not an appropriate environment for converting what could very well be used as a family home into 3 small bedsits.

Yours sincerely

