


[REDACTED]

From: [REDACTED]
Sent: 07 June 2022 10:39
To: Planning
Subject: Kathryn Hughes - Application 3/2022/0512

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Dear Kathryn

I have been informed that you have a planning application from Mr Carl Simpson. His land [REDACTED]
[REDACTED] which gives approach from the main road. Mr Simpson [REDACTED]
[REDACTED] I would **oppose** his application.

Were Mr Simpson granted permission to build on his land this would [REDACTED]
[REDACTED] which I have no intention of doing. However, in the future [REDACTED] might want
to do so. As things stand [REDACTED] to other than
agricultural buildings [REDACTED]

I would be grateful if you could take this into account when considering the application.

Kind regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 07 June 2022 09:14
To: Planning
Subject: Kathryn Hughes - Application 3/2022/0512


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Kathryn

[REDACTED]
[REDACTED] whilst building work is being completed but are there on a regular basis. [REDACTED]

I would like to register our opposition to the application based on a number of factors:-

1 Conservation Area

The land lies in the Grindleton Conservation Area with its western border forming the boundary of the Conservation Area. Allowing such building on this land goes against all the objectives of the Conservation Area and would set a precedent for potential sub division of plots in and around the same area. The village has worked very hard to establish this area which also covers the pastures down to the brook and Millennium Woods beyond the brook and to jeopardise all that work will be a mistake.

2 Utilities

The land has electricity via a power line running through Packwood via a way leave agreement, with power supplied originally for agricultural purposes. Whether that supply is sufficient for housing is not known. The property does not have water, gas or sewerage utilities.

3 Traffic Impact

The only route to the property is via the narrow lane [REDACTED] and Lancashire Highways have previously raised objections to an earlier application (3/2020/0018) for agricultural use and the impact on the traffic in Main Street. The lane is a Public Footpath, very narrow, not designed for regular motor traffic and the turn into Main Street will cause issues.

4 Access

The only access to the property is via the lane. We suggest that it is important to understand how the owner of this lane, plus other land adjacent to the property, feels about the application. Input from [REDACTED] is an important consideration in this application.

5 Rewilding

The land has not been used for agricultural purposes for sometime and the buildings, land and power line need attention. It would be more appropriate for a rewilding project of the land to be undertaken so that it fits in with all the work that has been done over the years in the Conservation Area, rather than an inappropriate housing development.

Please feel free to contact us should you need clarification or further information.

[REDACTED]

On 6 Jun 2022, at 16:30, Planning <planning@ribblevalley.gov.uk> wrote:

[REDACTED]

The consultation time is 21 days, however we accept representations up until the application is decided, please note that if the representation is received after the officer has written their draft report it may not be counted. The statutory expiry date for a decision on this application is 06/07/2022, you can email or post your representation to the address below

Kind regards

Planning Department

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA

T: 01200 425111 | E: planning@ribblevalley.gov.uk | W: www.ribblevalley.gov.uk

-----Original Message-----

[REDACTED]

Sent: 06 June 2022 15:36

To: Planning <planning@ribblevalley.gov.uk>

Subject: Kathryn Hughes - Application 3/2022/0512

⚠ External Email

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Kathryn

I noticed on the RVBC website the application 3/2022/0512.

[REDACTED]

I am not sure what the application process is or the timeframes but would not want to miss the opportunity to add our input.

Normally this [REDACTED]

[REDACTED]

I hope you will be able to enable our input.

Many thanks

[REDACTED]

Disclaimer

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

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[REDACTED]

From: [REDACTED]
Sent: 08 June 2022 23:16
To: Planning
Subject: Application 3/2022/0512

⚠ External Email

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 Mrs Hughes,
Re. Application 3/2022/0512

We wish to comment on the above application.

We strongly object to this application for the following reasons;

* on the grounds of privacy as a two story house [REDACTED]
[REDACTED]

* The land can only be accessed down a public footpath which is very narrow , even for a small car, let alone building site machinery.

* The entrance to the footpath is between x2 stone boundary walls with no clear line of sight of Main Street as you exit the lane.

* Although we think it has electrical power it does not have a water supply or any sewage or drainage. To connect these amenities would cause considerable disruption down a privately owned lane. We would also be concerned about any run off from the land , as there is a tributary at the bottom of the adjacent field into Ribble River.

* The proposed application is in a conservation area.

Yours sincerely,
[REDACTED]