

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 August 2022 17:01
To: Planning
Subject: Planning Application Comments - 3/20220568 FS-Case-447032843

Planning Application Reference No.: 3/20220568

Address of Development: Malt Kiln Lane

Comments: Objections to Plan 3/20220568

Before I set out my objections to the plans, I would wish to express my concern that I was not consulted about these plans until Sunday 21st August the day before the developer was due to commence . Moreover, [REDACTED] it is my view all the residents of Chipping should have been consulted since the majority of Chipping residents will be affected in some form. Given that the construction of these houses will of necessity bring a number of HGVs once again to those residents on Windy St. and Talbot St. who have been inundated with such vehicles over the past 4 years at least.

Objections to Plans

1. Socially – the 4 houses appeal to “market housing” and from their appearance will be appealing to the upper end of that market. This does nothing to address the imbalance that already exists between developing sites for lower and middle income families. This does not make a contribution to Chipping and its residents;
2. Environmentally – the Developers emphasise very strongly their commitment to zero carbon development. Whilst this sounds in keeping with zero carbon supporters and friends of the earth, disposing of land which, as well as providing a home for rich biodiversity, acts as a sponge to soak up excess water represents a loss. Once land is concreted over, no matter how carbon-friendly the development looks/sounds, the community has lost necessary land in the fight to meet the challenges of climate change. Far too much of this has been lost already. The submission refers to The Forest of Bowland as an Area of Natural Beauty. In point of fact, it is an Area of Outstanding Natural Beauty. It needs protection not exploitation
3. The development, although it is at pains to make a case for blending in with the surrounding area’s architecture, actually challenges it. It is ultra-modern, adjacent to an area of conservation with buildings dating back to 18th century. It is out of keeping with the architecture of the area. At least Fellside paid some respect to the local architecture.
4. This development brings nothing to add to the village of Chipping and its local economy . This should be a major consideration in any developmental plans.

[REDACTED]

From: [REDACTED]
Sent: 30 August 2022 13:22
To: Planning
Subject: FW: Objection to 3/2022/0568

[REDACTED]

Sent: 30 August 2022 13:21

[REDACTED]

Subject: Objection to 3/2022/0568


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Dear [REDACTED]

We have only recently been made aware of a new planning application as we were not listed to receive a consultation letter, even though we will be impacted by the site.

Parcel 4 development - Malt Kiln Brow PR3 2GP

Our Objection to New proposed housing development 3/2022/0568 is detailed below:

- This planning application should be viewed as a significant diversion from the original planning application approval and no previous planning approvals should be considered, as the complete site has now been hived off into separate parcels and sold off in lots. **There is no longer a cohesive plan to develop the area for hospitality or for the benefit of Chipping Community, as originally approved.**
- Chipping has no requirement for further residential construction as 40+ homes have just recently been completed, any previous requirement is satisfied.
- These 4 properties do not provide any public amenity or bring jobs to the area, as was originally suggested when it was part of the main Hotel/Holiday home complex.
- These properties are not designed for/or affordable to, local young families and so do not benefit the area. In fact these executive properties are detrimental as they “price out” local first-time buyers from the area.
- Carving out a significant area of the hillside to site the properties lower, and removal of trees and shrubbery will drastically change the natural view of the valley landscape in the Ribble Valley AONB
- Prominent siting over the natural bowl of the Kirk Mill Conservation area will lead to an incongruous visual aspect which detracts from the protected low-lying industrial style hamlet.
- Suggested materials of timber cladding, large glass windows, and overtly modern split apex roof are not in keeping with local vernacular of traditional stone and slate, and will look ridiculously out of place.

- By allowing construction on this parcel of land, the individual rural hamlets of Old Hive and The Grove (Kirk Mill) will become connected to Chipping village, as any rural separation by farmland and hedgerow is filled with more residential housing and the expansion urban sprawl. **The historical separation and heritage of these individual and distinctive areas will be diluted and lost.**
- The new access road will create a dangerous cross road junction on a national speed limit stretch of road with reduced visibility due to close proximity of road bends.
- Works access from Malt Kiln Lane is at the bottom of a hill and on a bend, visibility is difficult and constant use from heavy construction vehicles will be dangerous for pedestrians and local traffic.
- The Traffic management plan shows no information as to how the concerns of the Highways Agency will be mitigated.
- The removal of spoil from the small site will have a significant impact to local traffic and road conditions, causing mess, damage and congestion.
- Connecting to local utilities (Power, water, sewage) will create massive disruption to local traffic during construction and add further strain to local infrastructure.
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In summary the proposed development is not in keeping with the local area and is detrimental to the distinctive character of Old Hive, The Grove and Chipping as a whole. The Kirk Mill conservation area should be expanded further to protect the surrounding visual aspect of these heritage assets.

As the original Kirk Mill Site has now been separated into individual sites, partially sold off in lots and with no cohesive plan in place, the original planning approvals for the entire site should be rescinded.

Thank you for your time.

Kind Regards

27/08/2022

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 31 August 2022 17:41
To: Planning
Subject: Planning Application Comments - 3/20220568 FS-Case-448336624

[REDACTED]

Planning Application Reference No.: 3/20220568

Address of Development: Malt Kiln House, Chipping

Comments: *The consultation for this planning application has been too narrow since the sale of the land to a new developer. The notices in the surrounding area are dated 2019. There needs to be a wider community discussion around this site.

* The agreement for the Fellside development was linked to the renovation of Kirk Mill into a Hotel and Spa and the promise of local employment for Chipping residents following the closure of Berry's Chair Works. This is now not the case.

*The planned properties are being built in such a way which is not in keeping with the local area and are planned to be unlike any others in the vicinity. As Chipping is a Tier 2 village in an area of outstanding natural beauty the RVBC have a duty to protect the area and its surroundings.

*The original planning had an entrance to the site from near the Grove it appears now to have moved to opposite Fellside disturbing natural habitat (newts) and the probable redirection of the stream.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 August 2022 11:16
To: Planning
Subject: Planning Application Comments - 3/2022/0568 FS-Case-447645060

Planning Application Reference No.: 3/2022/0568

Address of Development: Land to rear of Malt Kiln House, Malt Kiln Brow, Chipping, PR3 2GP

Comments: None of the original justifications for the original granting of planning permission have been undertaken, ie the development of Kirk Mill, the new houses, are totally out of keeping with the surrounding area and village of Chipping, they appear to be ultra modern dwellings of which no other examples exist within the surrounding area.

Local wildlife will be disturbed and traffic movement of large vehicles in the area can only be detrimental to the area, whilst this may be short term, the deer and owls/bats I fear will not return.