

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 August 2022 14:23
To: Planning
Subject: Planning Application Comments - 3/2022/0589 FS-Case-443459435

[REDACTED]

Planning Application Reference No.: 3/2022/0589

Address of Development: 1 Ribble Lane
Chatburn

Comments: I have only today learned of this application, the first point is that only 4 residents received notice and not the remaining residents. My objections are firstly that the proposed driveway is close to a junction (old Road) and would clearly represent a great danger both to foot passengers and passing vehicles I would suggest that Lancashire County Council Highways Department, conduct a site visit, which would reveal the obvious dangers. I

[REDACTED] has been damaged [REDACTED] passing vehicles in the [REDACTED]. The applicant has also been somewhat guarded with his site map, which indicates that the rear of his property is garden when it is in fact used as parking area and has access to his garage. With ample room for two or more vehicles. The photographs indicate that no vehicles were parked opposite the proposed driveway that is not the usual occurrence with vehicles normally parked there by residents and people using the local amenities. The overriding objection is that of safety and I reiterate the need for a site visit.

Regards
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 06 August 2022 12:13
To: Planning
Subject: Planning Application Comments - 3/2022/0589 FS-Case-442510307

[REDACTED]

Planning Application Reference No.: 3/2022/0589

Address of Development: 1, Ribble Lane, Chatburn

Comments: I would like my objections to this planning application to be seriously considered, due to the top of Ribble Lane being hazardous enough already, without traffic pulling out blindly from the front of their property. They won't be able to see anything coming up or down the road due to the height of the wall either side and anyone entering Ribble Lane won't be able to see them pulling out.

There is the potential for cars to be damaged when parked directly opposite the proposed new driveway. Parking is becoming increasingly difficult around this area, and indeed, [REDACTED] parked in front of the archway belonging to the shop, which is directly opposite the proposed new driveway. Costcutter HGV's also park opposite the proposed new driveway. There just isn't the room for a vehicle to pull out of there safely. If a convex mirror is required then surely this is a red flag that this planning application is totally preposterous.

It would be an accident waiting to happen at the top of a four-way junction. Children cross the road to get on the school buses at the very point where their cars would be exiting onto Ribble Lane. There have already been reoccurring incidences of cars being hit on Ribble Lane, and indeed, a car was actually written off last week. Allowing this planning application would only make an already bad situation way more hazardous.

There is also a bus stop there which is still in use as I have observed only this morning. There aren't a lot of places on Ribble Lane where it could safely be moved to, and actually, why should it be moved.

There would be a complete change to the aesthetics of the village having their cars parked at the front of their property. There is already a perfectly adequate driveway and parking area to the rear of the property which is already in use. If there is an issue with people parking across the entrance then the resolution would be to get this sorted out.

The amount of excavation work which would be required could potentially affect the stability of neighbouring properties.

Surprisingly, I understand that only four properties on Ribble Lane have been advised about this application when it would have an impact on everyone.

I would hope that a site visit would be arranged by Lancashire County Council's Highways Department before any decision is made, and that a Highway Survey of how the highway is used, is conducted.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 August 2022 18:03
To: Planning
Subject: Planning Application Comments - 3/2022/0589 FS-Case-443251332

Planning Application Reference No.: 3/2022/0589

Address of Development: Bank House, 1 Ribble Lane, Chatburn

Comments: Please see below my concerns regarding the planning application for the proposed double driveway - Application 3/2022/0589.

The main concern that I have is around safety – Ribble Lane is a main road used by surrounding villages including a high proportion of school buses and wagons. Reversing onto/off a driveway is an accident waiting to happen on a busy road, especially when there are always cars parked directly opposite on the main road (see pictures attached). If a convex mirror is required, this shows that it is a safety concern.

The application states that there is a small alleyway adjacent to where the proposed driveway would go, but this is not even the width of one car and almost always has a vehicle parked in front of it (see pictures attached).

See pictures attached taken on different days to show that cars park directly opposite when the proposed driveway is. It is very very rare for there to be no cars parked there. The owners must have had to wait a long time to get the picture shown in the planning application showing no cars parked there.

It is also a bottle neck with cars coming up/down the road as only one side of the road can be used due to cars being parked on the opposite side for local residents and customers of local businesses. Parking is very limited for residents of Ribble Lane due to the houses being terraced cottages.

Please also refer to the planning permission objections for planning directly opposite this property to turn a 2-bed flat into 3 bedsits which could mean a further 6 cars parking in the vicinity – application number 3/2022/0465. There is a big risk of damage to these cars parked opposite when reversing on/off the proposed driveway.

The request to move the bus stop further down Ribble Lane seems drastic. It is not clear on the application where exactly this will be but the pavement is much narrower and a further bottle neck not much further down the street so this would probably be a dangerous place to move it to. The bus stop is still used too. Has a visit been done by LCC Highways Department to check this?

I would request a site visit/highway survey is carried out before any decision is made to show how the highway is used.

[REDACTED] had their car damaged whilst being parked on the street.

It is important to note that the owners of the proposed planning permission already have a driveway which sweeps round to a garage. Off-road parking is already available to them. Maybe the resolution is to sort the issue with cars potentially blocking their current driveway on Old Road (a very quiet residential road)? Although I have never noticed this happening.

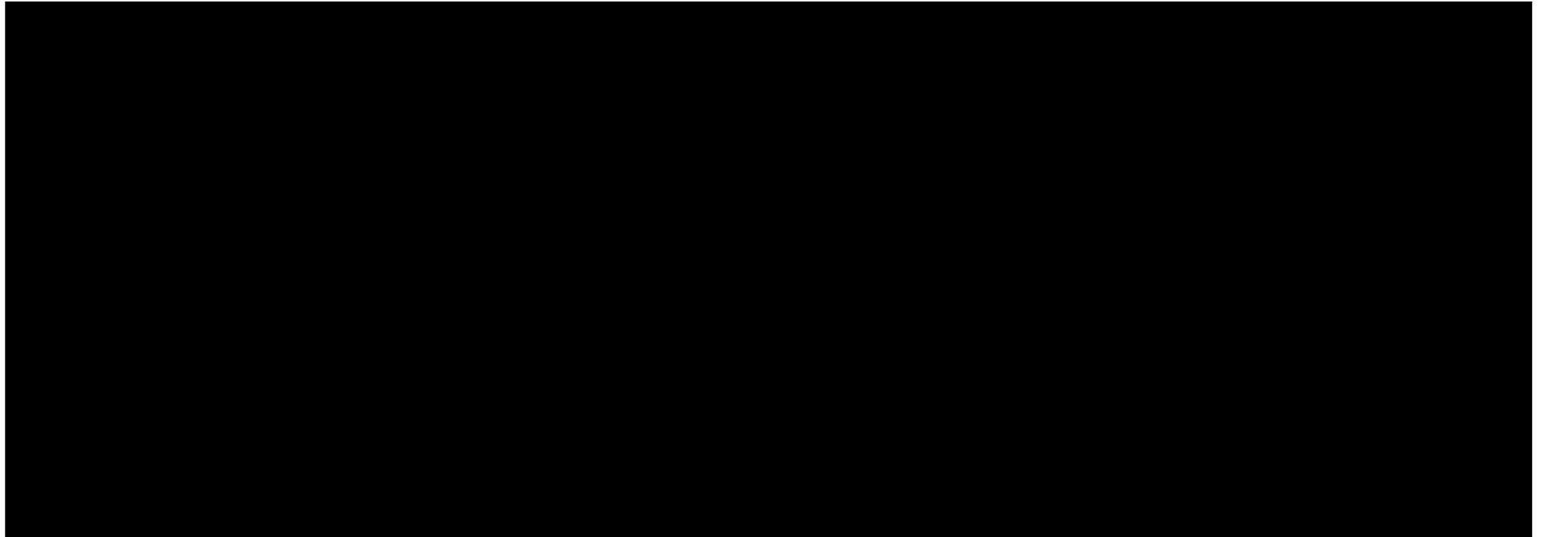
The owners also haven't discussed the proposal [REDACTED]

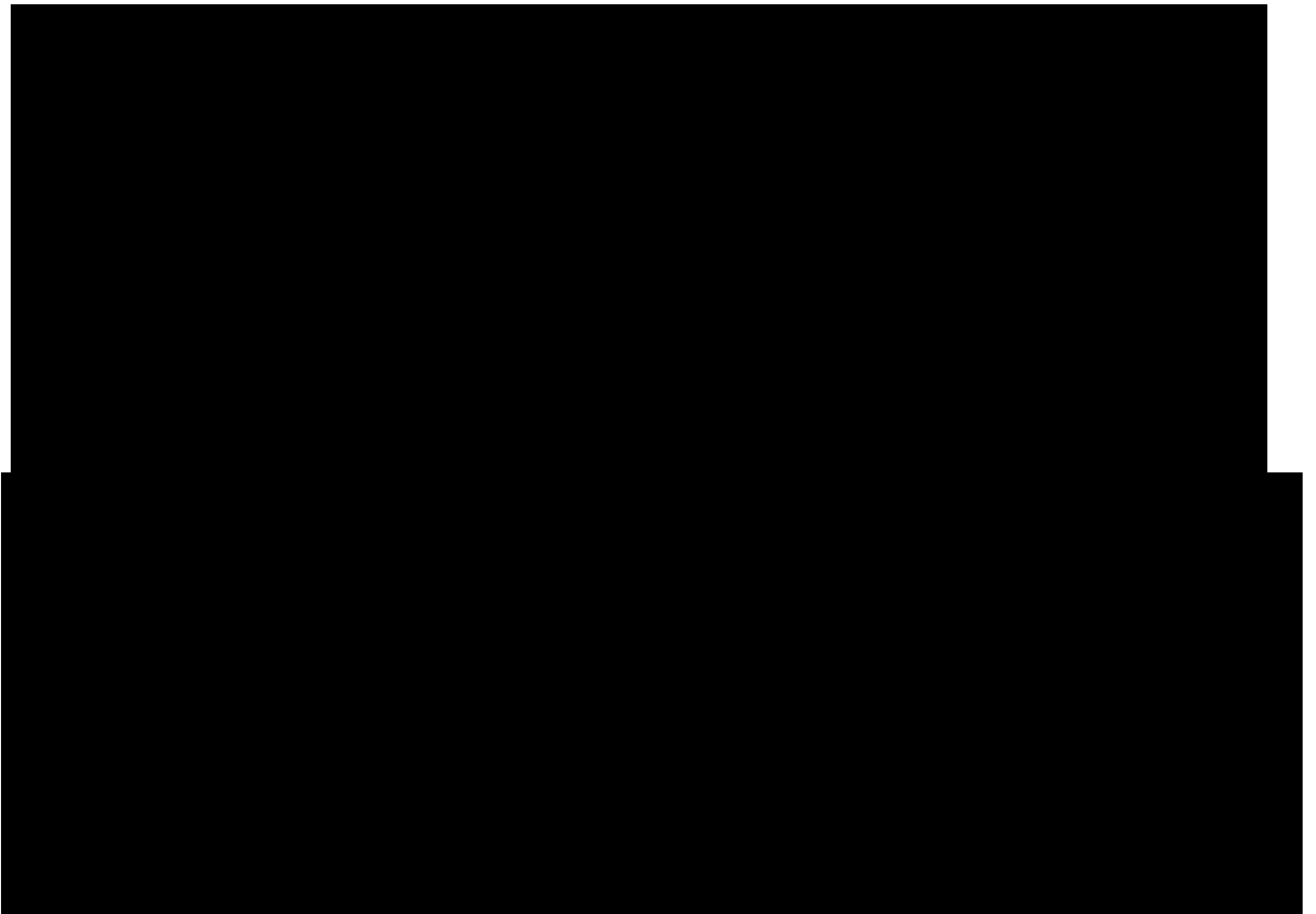
I am also concerned that other neighbours don't appear to have been informed/consulted with and they all park their cars on the street. The distribution should have spanned the whole section of the street and not just the four properties in the direct vicinity.

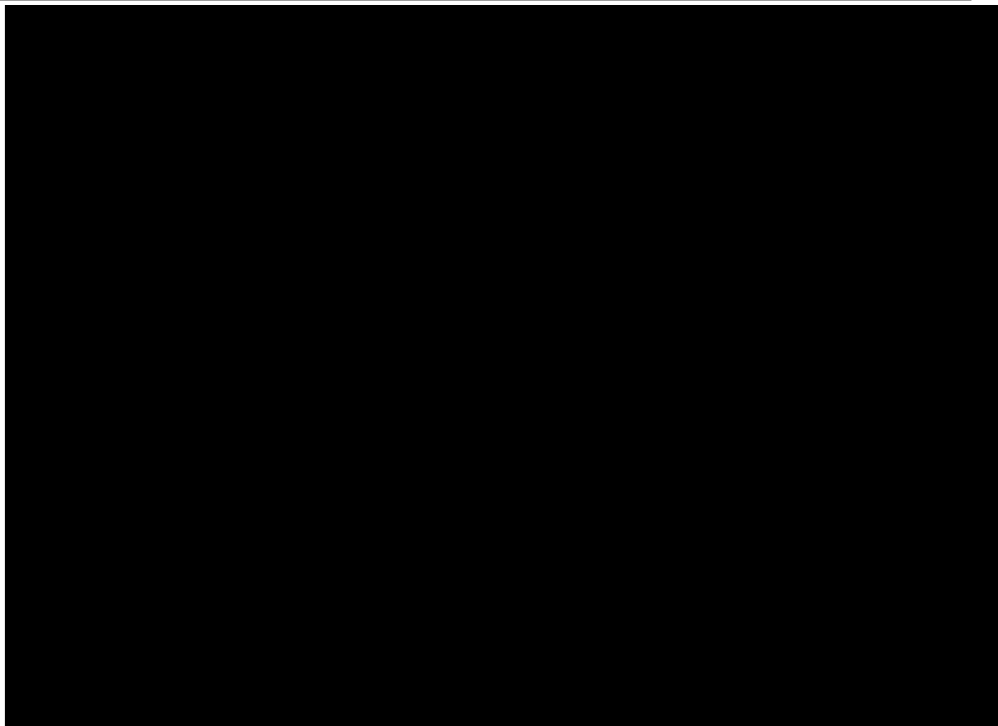
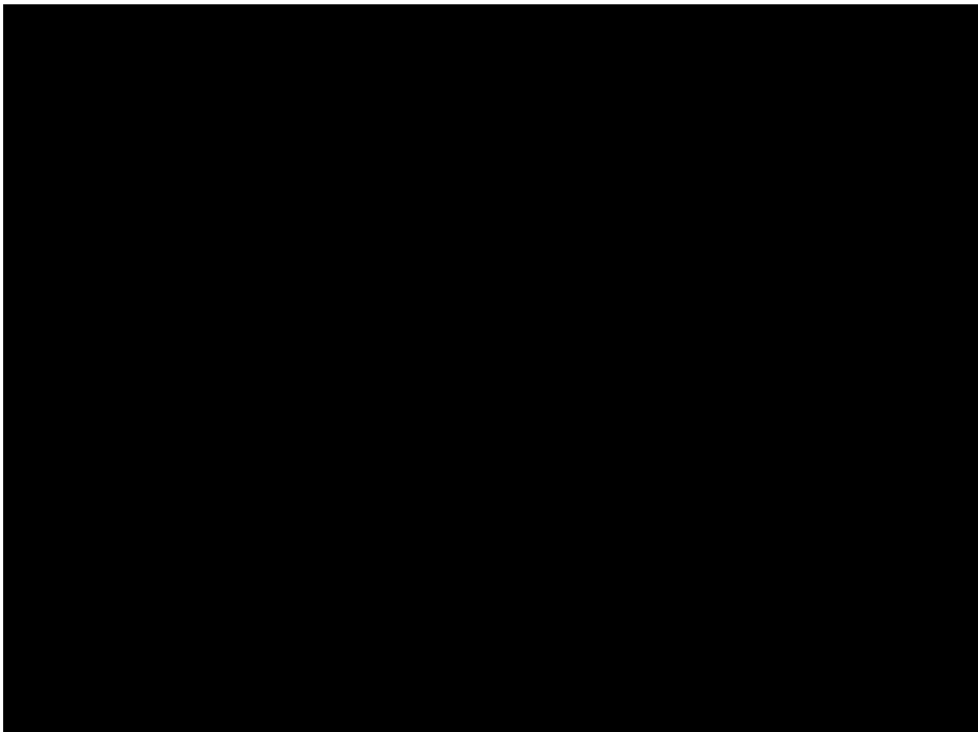
If the planning permission was to go ahead then there would be a lot of disruption on the main road with a lot of soil/hardcore having to be removed. The road would need traffic control to do this showing how busy it is.

As you can see there are a number of concerns, mainly due to safety and worry as a neighbour of damage to cars parked opposite.

It is disappointing to note that photos cannot be uploaded to accompany my comments. I have numerous photos taken on different days at different times of day to show that the road opposite is constantly full of parked cars.







From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 August 2022 12:16
To: Planning
Subject: Planning Application Comments - 3/2022/0589 FS-Case-443690862

Planning Application Reference No.: 3/2022/0589

Address of Development: The Old Bank
Chatburn

Comments: My objection is that the proposed application is potentially dangerous as the drive way will be immediately onto a very busy road and at the t junction which is already problematic. The issue of safety has to be paramount and the potential for accidents at such a traffic hot spot is a concern. The potential works would create delays for traffic and be a considerable inconvenience for local residents.

In terms of the scale of the proposed development, a concern is that the amount of ground works could cause problems with the foundations of neighbouring properties and the Victorian drainage system which runs beneath the properties.

The area is a conservation area and the removal of the limestone wall, which can be seen in photographs dating back the the early 1830s, will change the appearance of the area which is not conducive to the conservation ethos.