

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 July 2022 21:26
To: Planning
Subject: Planning Application Comments - 3/2022/0619 FS-Case-438811325

Planning Application Reference No.: 3/2022/0619

Address of Development: Water Tank and Valve House off Vicarage Lane Wilpshire BB1 9HY

Comments: I wish to make the following comments on this application:

1. The applicant previously made an application for the construction of a track for agricultural purposes - Application No 3/2021/0918. The Planning Authority decided no approval was required based on the information provided. The information provided was incorrect and misleading. This track is now proposed as the vehicular access from Vicarage Lane to the residential development.
2. The proposed development will involve heavy vehicle movements for the supply of materials along Vicarage Lane, a private unadopted road with bridleway status. This road is incapable of withstanding this type of use. Ribble Valley BC has recently abandoned waste collections to the bottom section of Vicarage Lane due to its condition. The construction of the 'agricultural' track from Vicarage Lane involved many tipper truck movements along Vicarage Lane, each of up to 32 tonnes. This caused significant damage to the structure of the Lane for which the applicant provided [REDACTED] I fear this will be repeated and the residents of Vicarage Lane will have to repair the lane at their own expense again. The applicant should reinstate the Lane to a good condition should the development go ahead.
3. If the applicant has a right of way over Vicarage Lane, it is an Agricultural Right of Way. This new use would constitute an Intensification.
4. The application suggests that the foul sewage will be treated using a package sewage treatment plant. There is no indication of where the effluent will ultimately be discharged. There are no suitable watercourses nearby. Where will the effluent be discharged?