

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 November 2022 12:54
To: Planning
Subject: Planning Application Comments - 3/2022/0836 FS-Case-464551421

[REDACTED]

Planning Application Reference No.: 3/2022/0836

Address of Development: Kay Fold Farm

Comments: Whilst we have no objections, in principle, to the extension noted in the application. There are a number of concerns that stem from the construction.

Namely access to the property for construction vehicles is through a shared lane, a shared car park (more below). Construction traffic and parking of vehicles of proposed residents and construction must be considerate to other residents (e.g. currently vehicles are being parked off the property, on the car park (which is not part of the application) and therefore causing some access difficulties to other properties.

The car park is to be resurfaced by the [REDACTED]. The owners [REDACTED] are not shareholders in this company, nor do they pay a management fee. Any damage to the car park by any residents or construction vehicles must therefore be made by [REDACTED].

Finally a note on the construction itself, and the timing. This was, at one point, a peaceful collection of properties. With the redevelopment and construction of 47 homes immediately south of the Kay Fold Farm & Lodge, to add one construction traffic, noise and disruption from Kay Fold Farm would be rather a nuisance. Could this development, if it were to go ahead, be delayed until the construction of the 47 homes to the south be completed. This would reduce noise, reduce damage to the lane and car park, and allay residents' fears of being stuck in a loop of constant construction.