



3/2022/0967.

BY Hand.  
15/12/22.

PLANNING  
16 DEC 2022  
ATTENTION OF

To whom it may concern.

I am writing to you today 14/12/22 to put my objection forward for the development at Crow Trees Farm Crow Trees Brow Chatburn BB7 4AA /Pringle homes due to the following reasons.

This area is already a problem with the traffic coming and going into the village, the lane they will be using as access is already a problem with cyclist and pedestrians walking across the access having a few near misses due to poor vision.

Cars coming over the brow do not have a clear view causing problems if vehicles turning right into the lane, which in the past have caused near collisions. Problems continue down the brow having to give way at the top of Ribble lane for on coming traffic which then causes a build up on the brow.

Pollution is also going to be an issue we are suppose to be helping the environment by cutting back on gas emmissions this is going to create a problem to this beautiful countryside.

The plans are 39 affordable housing, how many cars will there be coming in and out of the lane average 2 cars to one household that's 78 extra cars in and out of the , this causing more noise on the road having a hugh impact to this beautiful village.

The design are not in keeping with the surrounding buildings crow trees farm is a grade listed 2 building they should be in keeping with

this which needs sympathetic renovation not common buildings built around it.

Having looked at the plans it isn't very clear where all the cars are going to park doesn't seem enough parking for the amount of houses being built average 2 cars to each household they will end up parking on the brow this is another concern on the safety aspect on the highway which is already congested causing more danger on the main road into Chatburn village.

The impact on the wildlife concerns me too we have lots of wildlife which lives on the land in question, this will have a devastating impact on the wildlife, we should be preserving these green pieces of land not building more undesirable houses.

What's going to happen to the trees along the lane and on the land I am sure there will be TPOs on some of these. These have been here for years surely these can't be destroyed.

There has been a ban on green belt and restrictions on planning so why are they allowing a huge development in such a small area we need to be protecting these areas from development, there is enough developments that have been passed in and around Clitheroe which have caused more than enough traffic in the area with no extra infrastructure in place, surely we should be protecting these beautiful villages

Regards



To whom it may concern,

I am writing an objection for the development  
at van trees Farm Chatterni. 3/2022/0967.

My main concern is the amount of traffic  
this development is going to create,  
there are too many cars going through  
the village already causing problems  
for pedestrians & cyclist, as its very  
poor vision over the brow, More traffic  
will cause more noise & pollution, to this  
beautiful village.


[REDACTED] along the road  
and had a few experiences with cars  
driving too fast through the village,  
This development is going to bring  
more cars causing more problems,  
and worried about the safety  
of the village, Children.

Regards

[REDACTED]

16 DEC 2022  
ATTENTION

**From:** [REDACTED]  
**Sent:** 14 December 2022 16:19  
**To:** Planning  
**Subject:** Planning application number 3/2022/0966

  
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 Mr Kilmartin

[REDACTED] are writing to you in respect of Application number 3/2022/0966 and the proposal of building 39 homes on Crow Trees Brow, Chatburn by Pringle Homes.

[REDACTED] would like to strongly object to this application on the following grounds:

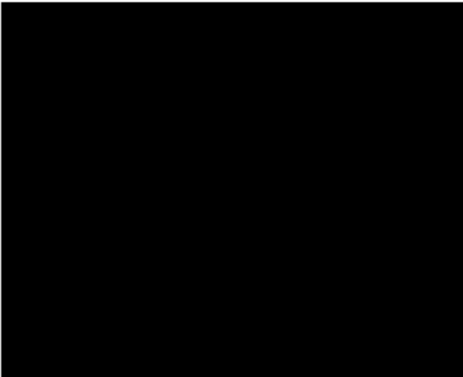
- The proposed site is outside the village settlement boundary and is proposing a development on open countryside. This is not necessary and could brown field sites not be utilized more?
- Chatburn village has already met its core strategy quota for housing. The proposal suggests that there will be affordable housing – how much is this likely to go for and is it really affordable for the local residents to be able to purchase?
- Chatburn has already sustained enough destruction to its wildlife and natural habitats by previous developments in the area – namely [REDACTED]. The information provided suggests that there was no evidence of barn owls on this site. However, [REDACTED] can regularly hear the owl from a very close proximity as [REDACTED] [REDACTED] proposed development site. [REDACTED] have already lost vital habitats in the previous developments in Chatburn – [REDACTED] used to see deer in the back field on Old Road which [REDACTED] no longer do. Further destruction of habitats will further impact on a rural area and its wildlife. This is not acceptable and unnecessary.
- The proposed buildings/home designs are not in keeping with the local area especially considering that part of the site contains Grade II listed buildings and rural outbuildings. Aesthetically they are not pleasing to the eye and do not blend with other local dwellings.
- The application does not discuss the sustainability of these houses – [REDACTED] should be encouraging totally carbon neutral houses and how they are built.
- The proposed entrance to the development is from [REDACTED]. This is already a difficult exit to turn out from with the very few cars that currently exit there. The current entrance is also in front of a solid white line which is supposed to prevent motorists from stopping on the approach to the brow of the high and suggests that it is already a hazardous part of the road without a potential further ~100 cars coming in and out of the entrance. [REDACTED] struggle to [REDACTED] – this will make it very dangerous as [REDACTED] will now also have to be mindful of traffic coming from the development. An accident black spot in the making for sure.
- Crow Trees Brow is already going to have additional traffic coming through it as part of the United Utilities HARP project with many heavy large vehicles coming past this entrance. [REDACTED] do not need further disruption with building vehicles dropping off material

and concrete etc for the development as well. The pollution and noise disturbance would be unacceptable.

- [REDACTED] feel that the proposed number of houses on this site are far too many and that the site is overcrowded. Looking at the plans, there does not appear to be any provision made for visitor parking – would this spill out onto the main road making it even more dangerous?
- The current amenities comprise of a few shops and a school. The school is already over subscribed so where would the additional children that would dwell in these houses go for their education; are [REDACTED] going to be sending them out of the area? There are already busy school bus issues in the area every morning with coaches for Bowland High, Ribblesdale, Stonyhurst, Oakhill etc. As I understand it, the school does not have any further capacity to expand.

[REDACTED] main motive being the countryside and amazing views that [REDACTED] have. I am fully aware that an entitlement to a view is not an acceptable argument against planning, but I think councilors should be mindful of who lives in the area and why [REDACTED] live there. [REDACTED] cannot afford to move again and are devastated to think that what [REDACTED] bought as [REDACTED] retirement home is no longer the dream place [REDACTED] thought it would be.

Kind regards



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 14 December 2022 16:25  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0966 FS-Case-471814474

[REDACTED]

**Planning Application Reference No.:** 3/2022/0966

**Address of Development:** Crow trees farm  
Chatburn

**Comments:** I wish to object to this planning application for the following reasons

1 there are too many properties within the site which has been agricultural in nature and too much building will detract from the rural nature of the area.

2 this development will swamp the village, introducing a large population increase at once.

3 this development will put too many demands on local services, eg primary school places, and water supply which is already having to be tankered in to the village.

4 the site access es to Crow trees brow road points will seriously contribute to the congestion already existing in this busy village. Given that the speed limit on this road is 30 mph and which is seriously flouted by lorries, buses, taxis and cars often exceeding 50mph without any punishment, the top access point is near the top of Crow trees brow and there will be serious problems with site traffic turning across oncoming traffic lanes, and later residents access.

This development will seriously be to the detriment of quality of life and safety of Chatburn and loss of nearby countryside.

I wish this application to be rejected.

Yours faithfully

[REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 15 December 2022 09:02  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0966 FS-Case-471924050

[REDACTED]

**Planning Application Reference No.:** 3/2022/0966

**Address of Development:** Crow trees farm  
Chatburn

**Comments:** I object to this application because

There are too many houses crammed together for the village to absorb, and at the expense of the countryside. This will detract from the rural nature of the valley and this historic and protected conservation status village.

Highways, the two access roads from the site to the main road, Crow trees brow , will add more congestion to an already a serious situation. The higher access is in a dangerous place as traffic turning will have to cross a lane of speeding traffic, over 50mph most vehicles do and unchecked.

Local services will be swamped with these people, about 100, all at once.

Water supply is already a problem with tankers bringing water daily.

The layout of this site is terrible. It is a rigid gridiron pattern of dwellings. They face onto others just like in 19th century northern industrial towns.

[REDACTED]

This application should be refused.

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 15 December 2022 10:20  
**To:** Planning  
**Subject:** Planning Application Comments - 03/2022/0966 FS-Case-471940319

**Planning Application Reference No.:** 03/2022/0966

**Address of Development:** Crow Trees Brow Chatburn

**Comments:** Dear Sir

I would like to object to this planning application.

The proposed development is in open countryside.

The residual amount of new build properties for Chatburn published in the RVBC Core Strategy has already been achieved and this proposal would be 125% more than the original target.

The entrance to such a large development off Crow Trees Brow could be in my view very dangerous. Vehicles travel with speed over the hill on Crow Trees and there will be little stopping time for any vehicles when stationary traffic is in the middle of the road waiting to turn into the proposed estate.

I would like my points to be taken into consideration please when a recommendation of the application is being considered.

Yours sincerely




[REDACTED]

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**From:** [REDACTED]  
**Sent:** 12 December 2022 16:48  
**To:** Planning  
**Subject:** PLANNING APPLICATION

**Categories:** To Upload

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My [REDACTED]

I would like to object to planning application 3/2022/0966 for PRINGLE hOMES erecting residential homes on land on Crow Trees Farm for the following reasibs

- 1) There is no need for any more new homes in Chatburn as we have other planning applications.
- 2) The traffic, at the moment, is crazy supposed to be 30 miles and cars are going through at 40/50 at least.
- 3) More homes will obviously mean more traffic which e do NOT want

Please take these comment into consideration when making your decision

Kind regards

[REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 13 December 2022 17:20  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0966 FS-Case-471557997

[REDACTED]

**Planning Application Reference No.:** 3/2022/0966

**Address of Development:** crow trees farm Chatburn

**Comments:**

I have my concerns/objections re this planning application.

Firstly the increase in traffic from 39 dwelling (this could be as many as 80 cars) on to a very busy road were the community has in place 3 or 4 drive carefully signs at the brow of the hill.

[REDACTED] and the speed of vehicles on the road is quite alarming especially coming up from the village.

I would like to know why a green belt field in a conservation area is allowed to build on ?

I would also like to see the farm house renovated to a high standard but in keeping with the grade 2 listed building notice it has on it.

The environmental impact on this development will be huge and needs to be thoroughly explored from every angle.

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 December 2022 09:27  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0966 FS-Case-472182506

**Planning Application Reference No.:** 3/2022/0966

**Address of Development:** Crow Trees Farm, Crow Trees Brow, Chatburn, Clitheroe, Lancs BB7 4AA

**Comments:** Regarding application 3/2022/0966, I have several comments.

1) Document 'Proposed Site Layout' shows a mews block broadly perpendicular to Crow Trees Brow, the gable of which faces the garden of Crow Trees Barn. This end house appears to be a Bransfield style. It would be preferable if the windows in this gable could be obscured such that the houses on [REDACTED] are not overlooked.

2) Document 'Proposed Floor Plan and Elev' shows the renovated barn and associated proposed extension to the rear (situated behind [REDACTED]). Looking at this document, the elevations and artist's impression appear to be at odds. The latter suggests that the extension sits lower than the barn, which would be greatly preferable in respect of lost light to the [REDACTED]. From the elevation drawings, the ridges of the barn and those of the extension appear to be at broadly the same height. This would cast the rear courtyard, and the rooms on both floors, of [REDACTED] into shadow and obscure the views of Pendle Hill. If the ridge of the extension were to be lowered to the height of the eaves of the existing barn (more akin to the artist's impression), these issues would be sufficiently lessened as to be of little or no concern. This would also reduce the visual impact of the extension as seen obliquely from [REDACTED]. Looking at the heights shown in the plans, I believe this should be possible with little loss of amenity for the developer. A flat roof would achieve the same effect, though might be less visually in keeping. Also, could obscured glass be specified on the side of the glass link section facing [REDACTED]. With these amendments, I am supportive of what the developer is trying to achieve with this conversion.

3) Regarding the new-build properties, whilst I am unsure what the local requirements are for different property types, a much lower density development would be preferable and would seem to me more appropriate for the area.