

Clerk: Mrs Carol Baird  
4 Park Avenue  
Clitheroe  
Lancashire  
BB7 2HW

FAO: Ben Taylor  
Planning Department  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
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BB7 3RA

Dear Mr Taylor,

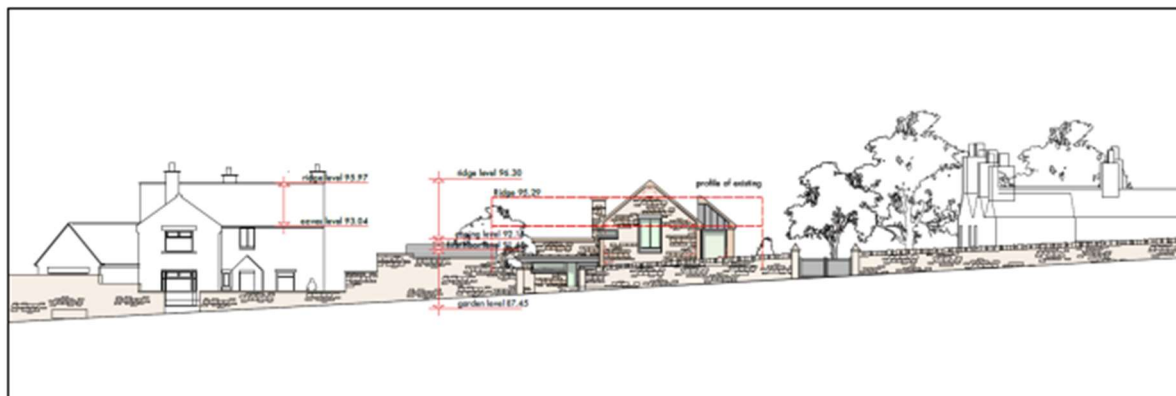
**Ref: Planning application 3/2022/1018 Variation Condition 2 (Plans) of planning application 3/2020/0424. To allow inclusion of two high level windows to the garage.**

To put the planning history of this site into context Waddington Parish Council objected to the proposals for the following applications - **3/2019/1099 on the 14<sup>th</sup> January 2020 (planning refused)** and **3/2020/0424 on the 14<sup>th</sup> July 2020 (planning approved)**.

With regard to the latest planning application members of Waddington Parish Council would like to again register their objection to the proposal. There are several grounds on which councillors would like to oppose these variations.

This variation should be a retrospective application as the window openings in the build are already in place? This application also contains a variation in height of the proposed development. The ridge levels approved under planning application 3/2020/0424 were 96.30 and now on these amended plans they appear to be 96.65. The property has already been built to this level. Surely by approving this application you are setting a dangerous precedent by approving plans after the changes have already been made.

The scale of the plans do not appear to match what has been built and we would ask enforcement to check the height of this development and resubmit the drawings at the true scale of the development.



(Original plans approved under 3/2020/0424)

Tuesday 15<sup>th</sup> November 2022

- The size of the proposed two storey dwelling that has been constructed has not been approved and is out of scale with the plans approved.
- The size is unsuitable and is having a detrimental effect on Waddington Conservation Area.
- Neighbouring properties are now suffering from loss of light and privacy by the raised elevation of the development and the addition of windows.

Although not material considerations the Councillors and residents would like to make RVBC aware of the significant level of pollution that has been generated by the development from drilling on two occasions this year. This resulted in the Environment Agency closing the site until mitigation measures were put in place. The development has generated considerable traffic and parked vehicles on the roadside outside the property and is a significant risk to vehicles, cyclists and pedestrians using the highway.

As a result of the concerns listed above Waddington Parish Council strongly objects to this application.

Yours sincerely

Carol Baird  
Clerk to the Council

Tuesday 15<sup>th</sup> November 2022