

[REDACTED]

From:

Sent:

[REDACTED]
06 December 2022 17:02

To:

Planning

Subject:

FW:



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Sent from my Galaxy

[REDACTED]

Date: 05/12/2022 10:54 am (GMT+00:00)

To: planning@ribblevalley.gov.org

Subject:

Planning app: 3/2022/1039

113 Kemple View

Clitheroe

04.12.22

Dear Mr Kilmartin,

I am writing to express my concerns about the proposed development adjacent to 115 Kemple View.

This is the fourth time that planning has been applied for and i cannot see a great deal of difference between the latest plan and the previous one. My concerns were lack of garden on the previous application for 2 very large detached family homes. However there are now two small grass areas. The rest of the plot is car parking for 8 cars and a large gravel area. My concerns are that the houses are much larger than the adjacent 2 sites. Storey actually took note of local concerns mainly from the row of bungalows on Kenilworth Drive and they built bungalows and dormer bungalows so as not to take light from the existing properties. The proposed detached houses are larger than the surrounding properties and their boundaries are very close with very little garden space behind them. Consequently i am concerned that this application looks more suited for offices or meeting places. I would be reassured if you could confirm that they are only to be used as residential properties and will at no point be permitted to change their use.

This leads to my major concern about access to the proposed site. There are no plans at all which show how these properties will be accessed from the main road. The entrance is very limited and [REDACTED] owns part of the entrance as the gates took some of [REDACTED] space. Even as it is now [REDACTED]

[REDACTED] This is dangerous, especially when [REDACTED]
[REDACTED] I should also like reassurances that it will not be used for cars to drive over. What was once a quiet cul de sac with a maximum of 2 cars driving in, it could now reach 10 cars. Also the construction vehicles and lorries will have to reverse out as there is limited turning space. Neighbours often overspill on the road so again, space is limited and the builders will be reversing onto a blind bend with a local bus route twice an hour. I hope that this will again be investigated by the Highways Agency.

The Water Board stated in their first application that any damage would result in a million pound fine. Many investigations have been done to find the main sewer. I presume this has been passed before this application was made.

I would appreciate it if you could add the area outside [REDACTED] and the width of the entrance/exit route to the plans as

