

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 May 2023 16:11
To: Planning
Subject: Planning Application Comments - 3/2023/0138 FS-Case-518756606

Planning Application Reference No.: 3/2023/0138

Address of Development: Twin Brook Farm Upbrooks, BB7 1PL

Comments: We have no objections to the proposals in general. However we are concerned on two points.

1. That the footpath should be retained/maintained.
2. Provision made for extra waste, since the communal bins at the junction of Lincoln Way and Upbrooks are not sufficient for residents at present, and any extra use will put even more pressure on the site.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 May 2023 19:42
To: Planning
Subject: Planning Application Comments - 3/2023/0138 FS-Case-518793007

[REDACTED]

Planning Application Reference No.: 3/2023/0138

Address of Development: Twin brooks farm

Comments: Please could it be clarified who should have been notified Regarding this application as last time I arrived home theres more than just 1 residential property which this development will affect. Initially planning was passed on the 15/03/2021 (3/2019/1103). I believe it was for two two story detached dwellings. A brief look at these plans appears to be now 3 new dwellings . As well as this another development which is being considered in the immediate vicinity (3/2023/0272) which I must add that all residents of up brooks were consulted . Prior to this a previous development application was refused 08/02022 (3/2022/0107) as it was considered contrary to policy DGM1 of the Ribble valley core strategy. Cramped and sub standard living conditions Due to the close proximity of the industrial units and heavy vehicular traffic .
Has something change in the last 12 months that I have missed? because the industrial estate is still there and as busy as ever.

There is a foot path which is currently closed and has been for at least 6 years now ,due to it collapsing into stream this seems to have disappeared when you look at the plans for this development? Will this be reinstated as part of this development?

A common query/concern with upbrooks residents is the insufficient communal bin capacity and is regularly overflowing. What will if anything be done to alleviate this situation

Access to upbrooks up the poorly maintained single track road thats almost at its vehicle limit now, without the potential for another 8-10 vehicles to the new developments .The road is also heavily used all year round by pedestrians/dog walkers accessing the foot paths .

Kind regards [REDACTED]