

24-9-2023

26 SEP 2023

FOR THE
ATTENTION OF

Dear Mr Hopcroft.

I am writing in response to the planning application 3/2023/0152

I oppose this application for the following reasons.

1. the Ash tree which is in close proximity to the proposed build could be impacted causing root damage thus weakening the tree. I was involved with reporting this tree to the council, it is my understanding it has a preservation order on it.
2. the drain situation running down Painterwood is extremely poor. Water gushes down the road like a river pass my house. Any additional drains from a new build could make the situation much worse!
3. There would be greater traffic on Painterwood during the build. We already have a very hazardous u-bend at the end of Painterwood which is frequently blocked!
4. It is also not clear as who owns the driveway to Highcroft. I'm ~~not~~ led to believe it belongs to a farmer, if so, has he been informed of this proposal??

Yours

From: [REDACTED]
Sent: 23 September 2023 20:51
To: Planning
Subject: 3/2023/0152 Highcroft, Painter Wood, BB7 9JD



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To Whom It May Concern:

Please find attached my reasons for strongly objecting to the planning application No: 3/2023/0152 a two-storey dwelling within the boundaries of 'Highcroft', Painter Wood. [REDACTED] and have done so for [REDACTED] I feel that this development will directly affect [REDACTED] those around me. My following concerns are:

1. [REDACTED] properties are dated back to the 1800's and have been built into the hillside, [REDACTED] have retaining walls that our gardens sit on and would worry that any added weight and disruption due to construction may create movement that I know other properties have created in the past on Painter Wood [REDACTED] being an example).
2. The elevated position of the said proposal would create major loss of light and would [REDACTED] invading [REDACTED]
3. The traffic on Painter Wood is already saturated as Whalley is becoming a larger community to many new builds, and it is used during rush hour as a 'rat run' and it cannot cope with anymore vehicles, especially large construction vehicles with the road being in a state of disrepair. We also have the issue of the bend at the bottom that has regular lorries etc stuck on it creating havoc to people's daily lives and then at the bottleneck where 'Highcroft's' drive exits, people park here as there are too many cars for outside their homes and larger vehicles such as bin wagons, gritters, tractors, delivery trucks are unable to pass. So, this would add to an already major problem.
4. The driveway to 'Highcroft' is not part of the boundaries and belongs to a local farmer, this drive is very narrow and is regularly used by the farmer to enter the field and used by walkers on the footpath. It is regularly blocked or used as a much-needed turning point for a very narrow road. It also poses a safety risk.
5. The [REDACTED] of 'Highcroft' has let this property slowly become [REDACTED] at [REDACTED] and with [REDACTED] A huge extension was started and as I believe [REDACTED] so this came to a very abrupt halt leaving it in a half-finished state, so I hope it would be taken into consideration that we [REDACTED] in this next project being completed either and having further years ahead with noise and pollution from fires etc.
6. The hillside that our properties and Highcroft are built on (The Nab) have springs and water courses that run down off the hill [REDACTED] and out onto Painter Wood), when the new properties of Nab rise and Painter Crescent were built it has created no end of issues with drainage especially at the foot of Highcroft where water courses started to reroute and flood Painter Wood further down. I am aware that the building company have had to revisit this drain on many occasions over the years to deal with it have also commented that the land they built on has created more problems and should have been highlighted before building commenced. Would building above create more flooding to our properties?

7. Finally, and a very important one to not only to myself but to many on Painter Wood is the disruption to the diminishing wildlife and the mature Ash that is growing in proximity to the proposed new development. The owner has already been asked what his intentions were to this tree and if a local neighbour hadn't of acted in getting a preservation order, I strongly believe that [REDACTED] with very little [REDACTED] so leaves me with very little confidence to how this future project will develop.

We strongly object to this planning as I have detailed above, and we are greatly concerned for the considerable affect that this would have on not only our properties but our lives. I would be very grateful if you could keep me informed of any future consultations and developments.

Kind Regards and many thanks for taking the time to consider my points of disapproval.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 September 2023 12:01
To: Planning
Subject: Planning Application Comments - 3/2023/0152 FS-Case-549828801

Name: [REDACTED]

Address: [REDACTED]

[REDACTED]

Email: [REDACTED]

Planning Application Reference No.: 3/2023/0152

Address of Development: Highcroft Painter Wood Whalley Old Road Billington BB7 9JD

Comments: Dear Mr.Hopcroft

I am writing to express our objection to the proposed planning permission for a two-storey detached house at Highcroft, Painter Wood, Whalley Old Road, Billington.

Our primary concern is the significant increase in traffic that would be required to build this property. Painter Wood is already a very narrow and busy road, which is in poor condition. The lack of adequate access for large building delivery vehicles poses a potential risk for accidents and endangers the safety of pedestrians and cyclists who use the road. The proposed development would exacerbate the existing issues with traffic and parking in the area.

Furthermore, the area to be built on is home to a diverse range of wildlife, including owls. I am deeply concerned about the potential disturbance this construction project would cause to these animals and their natural habitat. The proposed build is also in close proximity to neighbouring properties, and the noise generated by the building site would cause unnecessary disruption and distress to residents.

Another significant concern is the impact on flooding in the area. Given that the proposed site is prone to flooding, this development could potentially worsen an already existing problem.

Lastly, we would like to draw attention to the historical trees in the area. These trees are an important part of our local heritage, and their removal or disturbance would be a loss to our community.

Considering these factors, I strongly urge you to reject the planning permission for this proposed two-storey detached house at Highcroft, Painter Wood, Whalley Old Road, Billington. The potential negative impact on traffic congestion, wildlife, neighbouring properties, flooding, and historical trees outweigh any potential benefits.

Thank you for your attention to this matter.

Yours sincerely,

[REDACTED]