

PLANNING

30 MAY 2023

FOR THE  
ATTENTION OF



Your Ref: 3/2023/0156  
PR3 2TH

Ms N Hopkins  
Director of Economic Development and Planning  
Ribble Valley Borough Council  
Church Walk  
CLITHEROE  
BB7 2RA

26<sup>th</sup> May 2023

Dear Madam

Planning Application No: 3/2023/0156 - Dog and Partridge conversion  
Hesketh Lane, Chipping, PR3 2TH.

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I refer to the above planning application and wish to make the following comments.

1. I note it is the proposal/intention of the applicant to alter the line of the existing foul water/surface water drain, which, according to the revised plans would run under the four proposed holiday lets. It should be noted this drain belongs to and is used by the properties of the five houses situated to the west of the proposed development. [REDACTED] residents of these properties have maintained, paid for, any remedial works that have been required to this surface water/foul water drain. As far as I am aware at no time has the developer of the Dog and Partridge been to see, ask for [REDACTED] permission or comments regarding this drain alteration. As it does not affect the Dog and Partridge, but all five properties to the west I would have thought [REDACTED] comments should have been taken into consideration before any plans were submitted. [REDACTED] existing interests in this drainage should be protected.

I would also have thought that permission, comments, should have been obtained from the landowners through which the existing drain runs.

2. The fact that it is the intention to put a right hand bend in the pipe within the curtilage of the existing Dog and Partridge, appears to be quite a sharp right hand bend, also concerns me. At present the flow down the pipe creates no problem for the highway or the landowners, however in periods of extremely heavy rainfall, which is more likely in the winter months then having another bend in the pipe could cause problems [REDACTED] further up the Lane, meaning foul water, surface water could not run freely.. At present it should be noted [REDACTED] have no such problems.

The Ribble Valley should take into consideration, when looking whether to pass these plans, the effects it could have on the five well established properties to the west of the proposed development. The residents of these properties have always done their best to keep the drains free flowing, [REDACTED] who originally owned the Dog and Partridge property.

3. I note the Highways are prepared to bend the rules slightly, regarding the width of access and sight lines up and down the Lane. Perhaps, now might be an appropriate time to place a speed limit on the Lane or some other traffic calming measures. Traffic does travel [REDACTED] at an extraordinary speed for a small country Lane. I agree, [REDACTED] apart from one or two dogs nobody has been injured in the Lane, but if [REDACTED] to have holiday lets, this could change the situation – always a thought.

I should be grateful if you would please bring the above comments to the Planning Committee prior to any decision being made.

Yours faithfully

[REDACTED]

**From:** [REDACTED]  
**Sent:** 29 May 2023 21:12  
**To:** Planning  
**Subject:** Comment on planning application 3/2023/0156

 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 Sir,

Below are comments relating to application 3/2023/0156 relating to the conversion and extension of the former Dog and Partridge.

There are currently seven properties on Hesketh Lane that link to a private sewer to drain foul and surface water to a nearby brook. Based on the submitted plans this will increase to 17 dwellings using the private sewer. We are aware of a number of issues relating to the private sewer, including those highlighted by Ribble Valley Borough Council in a letter in 2020, spillage of foul to fields. The calculation relating to the drainage also potentially shows the incorrect number of properties currently using the private sewer and a larger diameter of pipe that is currently in place. We are concerned that the current private sewer and the planned re-routing of it using two 90 degree bends through the Dog and Partridge site, may not be suitable for transporting this volume of foul and surface water appropriately. We would also ask for clear clarification on the responsibilities for maintenance of the private sewer between the dwellings that use it once works are complete. There are currently 7 dwellings and this will increase to 17 dwellings so how will the responsibilities via households be divided up?

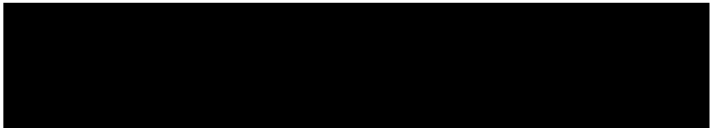
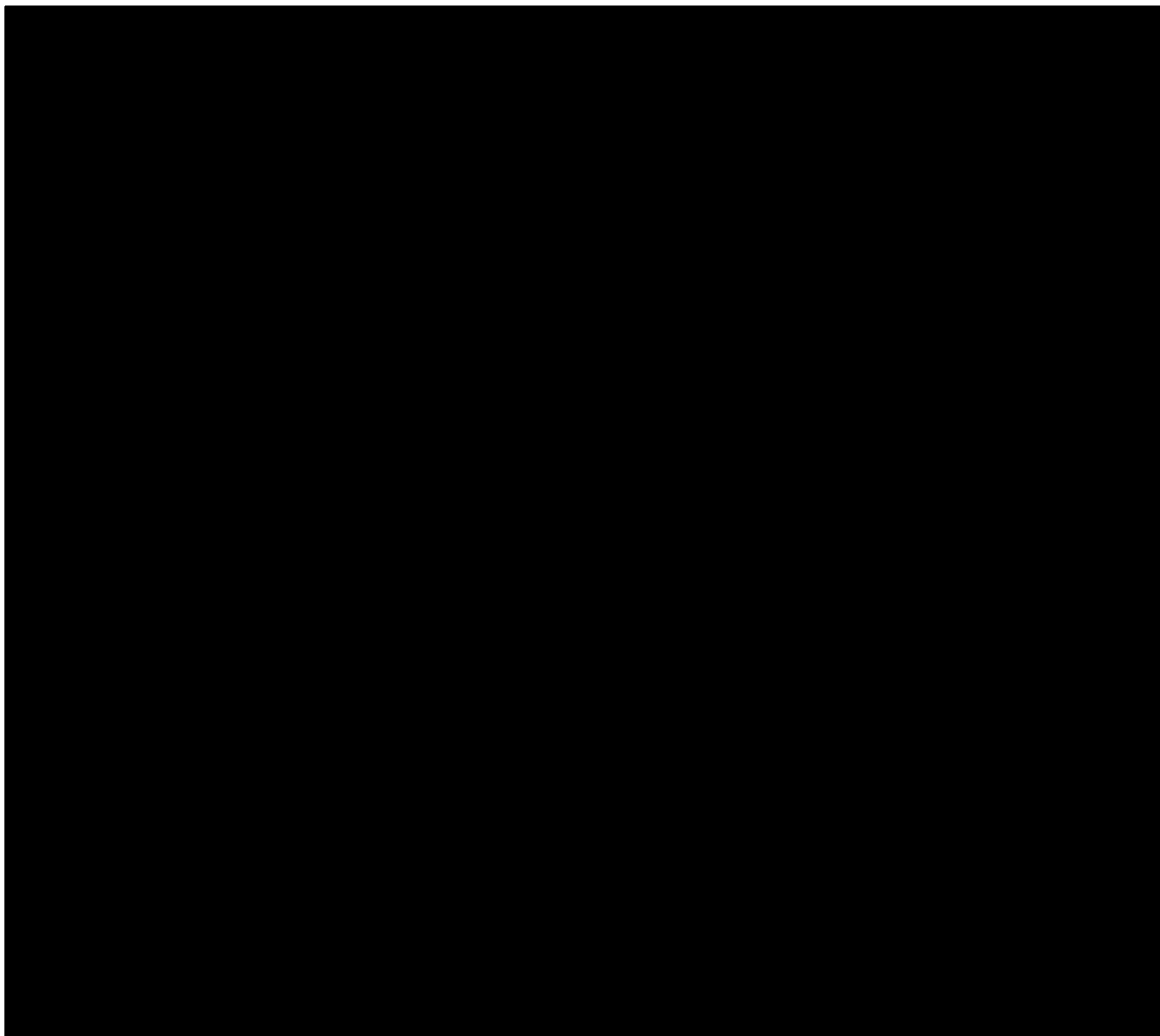
On the westerly side of the Dog and Partridge site close to the boundary with Hesketh Lane there is a presumed surface water drainage pipe that discharges across the driveway of the proposed new garage. The location of this is not clear, nor the plan for it, on the proposed drainage layout submitted. We would like to ask for appropriate plans for the management of this water drainage pipe to be made.

There are currently a total of 18 parking spaces proposed for the Dog and Partridge development, at a ratio of 1.5 spaces per dwelling. It is not clear to us from the plans if these car parking spaces and associated driveway are adequate to allow safe parking and turning of vehicles in this area. Due to the narrow road width at the main entrance of the site we are concerned about the potential dangers to road users if vehicles are parked along Hesketh Lane, where there is no pedestrian footpath.

The proposed plans for the Dog and Partridge show a garage with driveway opening on to Hesketh Lane, which is a national speed limit road, at the western end of the site. In a previous planning application (3/2018/0789) for the same site a condition was included of

blocking up this access point for vehicular purposes. We would like assurance that there is 70m visibility 2.4m back from the junction, as there is at the other entrance, to protect the safety of road users.

Yours sincerely,

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**From:** Planning  
**Subject:** FW: Planning Application Comments - 3/2023/0156 FS-Case-519832872

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** Monday, May 29, 2023 9:01 PM  
**To:** Planning <planning@ribblevalley.gov.uk>  
**Subject:** Planning Application Comments - 3/2023/0156 FS-Case-519832872

**Name:**

**Address:**

Lancashire

**Email:**

**Planning Application Reference No.:** 3/2023/0156

**Address of Development:** Dog and Partridge  
Hesketh Lane  
Chipping  
PR3 2TH

**Comments:** There are currently seven properties on Hesketh Lane that link to a private sewer to drain foul and surface water to a nearby brook. Based on the submitted plans this will increase to 17 dwellings using the private sewer. We are aware of a number of issues relating to the private sewer, including those highlighted by Ribble Valley Borough Council in a letter in 2020, spillage of foul to fields. The calculation relating to the drainage also potentially shows the incorrect number of properties currently using the private sewer and a larger diameter of pipe that is currently in place. We are concerned that the current private sewer and the planned re-routing of it using two 90 degree bends through the Dog and Partridge site, may not be suitable for transporting this volume of foul and surface water appropriately. We would also ask for clear clarification on the responsibilities for maintenance of the private sewer between the dwellings that use it once works are complete. There are currently 7 dwellings and this will increase to 17 dwellings so how will the responsibilities via households be divided up?

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