

Comments on Planning Application 3/2023/0223, Moorside, Moor Lane, Wiswell, BB7 9DG

The development represents another significant replacement (demolish and rebuild) project in Wiswell village. The applicant provides other replacement examples but it is important to recognise that works associated with these projects have meant an almost constant fourteen years of disruption and inconvenience to the residents and businesses in Wiswell.

Although pre-planning advice has restricted the height of the development and improved the design, the tree cover provided must be maintained to avoid the view of a very dominant property above the village. It is difficult to extract the details of which trees will be retained because the documents have not all been copied in colour. This should be clarified in conditions.

Noting that a planning condition is likely to be imposed (and is essential) requiring a Site Management Plan, it is surprising that there is no reference to methods of work. This application leads to the most challenging of the recent projects because of the almost complete lack of level space within the plot for site facilities and material storage; the absence of ANY parking near the site; Moor Lane is a narrow, steep, twisting single track cul-de-sac with no turning facility at the top for any but the smallest vehicles; saturation of parking in the centre of the village and restriction of access to Moor Lane when the Freemasons is operating.

Our experiences on other, similar projects have included articulated vehicles reversing the full length of the village, all deliveries on very large vehicles, vehicles getting stuck or causing damage, over twenty white vans parked on Pendleton Road etc. Also, as an example, RVBC have stopped reversing the refuse collection lorry up Moor Lane because of the danger. Unless existing boundary walls are removed temporarily, all and any large vehicles visiting the site will have to reverse up the hill and will not be able to enter the site, thus effectively blocking Moor Lane.

The applicant should be required to provide a Site Management Plan covering all aspects of demolition, site clearance, construction and finishing. Off-site storage could be necessary or the more frequent use of smaller vehicles.

As residents are required to place their rubbish in the 'end of lane' facility at the bottom of Moor Lane, there is no need for a bin collection point at the new entrance to the property.

Concerning the new entrance, we do not share the Highway Authority's concerns about any compromise of the passing place. However, it is of concern that the view of the new entrance when driving down Moor Lane is round the bend rather than straight as now.

The surface of Moor Lane has not been renewed for many years and the Highway Authority may wish to inspect its condition before and after the project works.

There are two streams through the property, not one, as the culvert at the roadside moves between the road and the garden of Hillside at the point of the new entrance.