

Mr Ben Taylor



Ribble Valley Borough Council

**Objection to planning application No 3/2023/0339 conversion of building annex to holiday let**

Dear Mr Taylor,

I would wish to object to the above application on the following grounds as a   


1. Domestic waste storage, and weekly disposal of domestic waste.

The property is situated approximately 500mtr from the nearest area that is accessible for a domestic refuse collection vehicle. In order for such a vehicle to collect waste from the property as required by law it would have to cross a weak bridge with a sharp turn providing an insufficient radius for a large vehicle of the size of a refuse wagon to turn and cross the bridge. The vehicle would then have to proceed uphill on an unmade road with no surface or indeed made road structure, which in poor weather is accessible only by 4 wheel drive vehicle. This road then proceeds some 200mtr to the entrance of Cuttock clough house, which has an insufficient turning circle to allow such a vehicle to turn. This would necessitate the refuse collection vehicle reversing 500 mtrs backward to the nearest turning circle. As council provided refuse services cannot be provided, the people occupying the holiday let would be forced to pull fully loaded bins 500mtrs partially uphill. This will undoubtedly result in the refuse bins being left at the holiday let unemptied resulting in a potential public health issue, and certainly an unreasonable nuisance for the adjoining  residents. The owner is unable . The application does not contain any strategy presented in the application that seek to alleviate this serious problem.

2. Lack of proper vehicular access.

The road from Cuttock Clough farm to Cuttock Clough house is an unmade track which is not maintained at the public expense, and in fact is not currently maintained at all. The track is unventable for all but four wheel drive vehicles. The track is maintainable at the resident of the lane, expense of which there is no provision for maintenance charge to the holiday let which is likely to be high volume due to the nature of uses such as AirBNB which present

high volume transient movements. These additional traffic movement would result in unreasonable disturbance of privacy to existing owners who in some cases have external wall abutting the track side, the increased road noise and potential damage to property as a result of potential accidents would be placed at an unreasonable level by a holiday let with transient traffic movement at an increased level from those currently experienced, .

3. Lack of Privacy for the adjoining owner. The existing property constructed was allowed on the basis of consent 3/2007/1039 and 3/2008/0825 these consent both envisages and enforced by condition the use of the property as a family occupied property only. This current application seeks to overturn the basis of the original consent to construct the property by allowing use by third parties on a paying basis as a holiday let. The consent would unlikely to have been granted by the local authority, if it was envisaged that [REDACTED] to share both access and the privacy [REDACTED] with a holiday let with unknown residents in occupation, not to mention the waste disposal issue created by effectively turning one property into two. [REDACTED] will have serious loss of privacy both to the front and rear of the property, and garden areas, the application fails to take this into account.
4. Disposal of foul drainage. The application mentions that the property will have a package treatment plant, however it fails to detail the foul drainage system or type, or indeed how it will operate including where its outfall maybe. This is relevant for two reasons firstly area has multiple watercourse some of which are used for human drinking water. Currently there is insufficient detail to decide if satisfactory drainage can be provided that does not interfere with the potable water supply or indeed contaminate the land, in this regard.

We believe these objection are sufficient planning consideration to merit refusal of the application or significant conditioning.

Your sincerely

[REDACTED]

Planning Application No:3/2023/0339

22/05/2023

FAO Ben Taylor.

Dear Mr Taylor,

As [REDACTED] our concerns are:-

1. The application goes against every condition that was imposed by the council in 2007 and 2008 in the approval of the annex. 3/2007/1039 and 3/2008/0825. It would be a total 'U' turn by the Council.
2. Access to the property is still in dispute.
3. The two existing holiday cottages on Mill Lane [REDACTED] are well run and the [REDACTED] The road is tarmacked and there are numerous car parking spaces to accommodate several cars, but the road to Cuttock Clough annex is of rough gravel.
4. FOWL SEWERAGE. – The application states a package treatment plant. Where will this be sighted and where is the outflow to? At present the annex uses the main building septic tank system.
5. WASTE STORAGE AND COLLECTION. - The refuse collectors do not go as far as Cuttock Clough house. The collection point is almost ¼ mile from Cuttock Clough annex.

Yours sincerely,

