

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 June 2023 14:32
To: Planning
Subject: Planning Application Comments - 3/2023/0390 FS-Case-525097316

Name: [REDACTED]

Address: [REDACTED]

Lancashire

Email: [REDACTED]

Planning Application Reference No.: 3/2023/0390

Address of Development: Victoria Terrace
Mellor Brook
BB27PL

Comments: This development was submitted for approval, and passed, some seven years ago. However things have changed in that period of time and I am of the conclusion that acceptance of these plans should be looked at again. These proposed buildings are large when observed against the cottages of Victoria Terrace, and are not in keeping with the surrounding area.

As a [REDACTED] of Victoria Terrace we have been subjected to [REDACTED] noise pollution caused by the developer for more than three years now. For people who [REDACTED] like myself' having to put up with this intrusion has been very stressful.

Lastly, tenders have to be submitted by developers to erect at least 118 high quality dwellings on land on the immediate western side of Branch Road, Mellor Brook. These tenders have be submitted by 28th July 2023, plans can be scrutinizes on [REDACTED] This development will come within approx. 300 metres from the proposed site opposite Victoria Terrace.

The question I am asking are the 3 proposed house on Victoria Terrace really necessary?, especially there is an obvious difficulty in selling the previous three house built on the same site.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 June 2023 20:25
To: Planning
Subject: Planning Application Comments - 3/2023/0390 FS-Case-525527413

Name: [REDACTED]

Address: [REDACTED]

Lancashire

Email: [REDACTED]

Planning Application Reference No.: 3/2023/0390

Address of Development: Victoria Terrace Mellor Brow BB2 7PL

Comments: Planning application reference: 3/2023/0390

I am submitting this objection on behalf of my [REDACTED]
[REDACTED] is [REDACTED] unable to submit the comment [REDACTED]

The proposed dwellings are to the [REDACTED] and as such affect [REDACTED] to a significant degree. I am aware of the planning permission that was previously approved and is currently in place for 3 dwellings (planning reference 3/2016/0092) and our comments are in reference to the amendments from the previously approved application.

The base level from the original application has increased from the level of 95.80 to 96.40. in the case of the dwelling on Plot 1. The roof height also appears to have increased so that the overall height of the proposed dwelling on this plot has increased from 8.48m to 8.64m. The height relative to the houses on Woodfold close has therefore increased overall from the existing permission by 0.76m. I feel that this is unnecessary and will affect the houses on Woodfold Close needlessly. It would seem more reasonable, now that the new design house is to be of a single level, that the base level should be from the lowest previous base level (approximately 95.10) rather than the highest of the 3 original levels. The dwellings on all 3 plots could be set at this same lowest level and would probably simplify overall construction of the site. For the sake of around a metre of extra cutting in, I feel it would be conducive to the harmony of the community to adopt these lower levels because it would be beneficial to all the residents behind these proposed dwellings.

The previously approved application indicates a greater number of trees to be planted on the boundaries with the houses on Woodfold Close. (17 as opposed to 4 indicated in the drawings for the new application). Whilst I appreciate this is only a guide, I feel it would be advantageous to the natural environment (with several mature trees having been removed) and the overall aesthetics of the area to enforce the planting of the number of trees more akin to what was indicated in the original permission.

Many thanks for your consideration of our concerns.

[REDACTED]

[REDACTED]

From: Contact Centre
Sent: 21 June 2023 08:41
To: Planning
Subject: FW: Planning application 3/2023/0390

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, June 20, 2023 9:05 PM
To: Contact Centre <contact@ribblevalley.gov.uk>
Cc: [REDACTED]
Subject: Planning application 3/2023/0390

⚠ External Email

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Firstly let me advise that we have never received any communication regarding the latest changes or amendments to planning for the said application of these 3 houses.. our property is down on the list on the application of notification, but had it not been for my seeing the notice on the lamppost I would not have known, hence my late email.

In fact apart from one original letter for 3 properties at the rear of our house.. and a subsequent notification of a change to planning of the one detached house to have a further room above the garage we have never been consulted.. we learn about all this through word of mouth.

I would like to strongly object to the proposed changes to the existing planning.. the whole plot of land was I understand from someone supposed to be bungalows and through various changes we now end up yet further amendments to the existing planning particularly the increase in height to a 3 storey house. This will not be in keeping with other houses overlooking the site. Appreciate it looks like it will be built into the slope, but the view from the front will look totally out of place. I see no reasoning behind changes to the existing plans.

Local residents have already put up with 2 years of dust dirt, constant earth moving, tree destruction, (to accommodate the house building). On occasions we have also been disturbed early mornings 7:20am onwards with diggers being moved, building noise and contractors not adhering to a reasonable time to start work.

One thing which needs to be brought to your attention is regarding refuse collection. If the cul de sac where these 3 houses are being built to be an adopted road then the refuse collection wagon would collect from the houses. However, if the road is to remain a private road then it will necessitate the occupiers to wheel their bins and paper collection to the main road.. we have no pavements and where the road meets Mellor Brow it's on a bend and narrow which then leads on to a blind corner. There is no space for 6 bins plus any paper sacks. A designated space needs to be set aside off the main road.

We are already currently experiencing problems with 4 bins being left on Mellor Brow for collection: 3 new houses have been already been built on this site and not all occupied. When they are there will be 6 bins + 2 bins from [REDACTED] Victoria Terrace in the road. There had been no provision for the siting of wheelie bins from these new houses. I will be contacting the council regarding this current problem.

The bins are stuck in the road and causing traffic to slow to negotiate the bins and the bend!

