


**From:** [REDACTED]  
**Sent:** 28 September 2023 12:57  
**To:** Planning  
**Subject:** planning application 3/2023/0424

  
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For the attention of Kathryn Hughes  
26 Sept 23

Dear Ms Hughes

Just this last weekend we became aware of your Neighbour Notification letter re the above planning application. [REDACTED] was unfortunately omitted from your recipients list along with the 2 properties at the bottom end of Long Row adjacent to Holmfield. This now makes researching difficult to ensure accurate statements unlike the planning application from the owners agent.

Having read through all the information and also the existing 3<sup>rd</sup> party responses we can only confirm, and agree with, the information provided within those responses.

- 1 The property is dilapidated and is believed to contain asbestos, an HSE issue for nearby properties & their occupants. It would benefit from rebuilding however:
- 2 The only access to the property is by a very uneven footpath, barely wide enough to take standard white goods on a sack trolley [REDACTED]
- 3 There is no access to, and there is no parking for the property from or on Long Row. All of the parking area on Long Row is owned by the residents of Long Row
- 4 There is very limited access along Long Row and in fact [REDACTED] shortly after getting the keys to [REDACTED] property, by a building truck involved with other property renovation further down.
- 5 Barker Lane is a very busy lane, very narrow in places and is on a bus route – in some parts one cannot pass the bus hence a stream of builders vehicles from all the different trades parked there, would result in an unacceptable bottleneck limiting the access for adjacent householders to their property. Skips would further add to the problem.
- 6 The plans appear to show that land associated with Sunnyside include a parcel adjacent to it. This was not included in the auction and was always separate to it. The previous owner did discuss this when I visited whilst she still lived there.
- 7 Since acquiring Sunnyside the owners have already been felling trees which already makes a noticeable change to [REDACTED] That aside one has to ask were they given permission to cut down the trees and if so was it not stipulated that they should wait as birds and other wildlife would still be raising young. This needs looking into by RVBC Environmental team.
- 8 Prior to taking this planning application further, RVBC needs to attend site & understand fully the problems associated with the development of this property and to ensure the incorrect information provided by the owners agent is addressed.

Kind Regards

