

PLANNING

10 SEP 2023

FOR THE
ATTENTION OF

16/09/2023

Planning Reference 3/2023/0424

Dear Sirs,

I wish to point out a couple of material inaccuracies with the planning application listed above.

1 The Planning Supporting Statement of the case states that there is unfettered vehicular access and parking for the occupiers of the dwelling from Long Row. (copy enclosed).

This statement is untrue because the previous occupier, [REDACTED] had to park [REDACTED] car at the end of the pedestrian path on Barker Lane. [REDACTED] had NO right of parking OR access from Long Row despite attempts to gain access when The Croft was planned and built.

The planning permission for The Croft development specifically only allowed access to The Croft and NOT to Sunnyside from Long Row.

On the planning application form Planning Portal the form clearly states that there is NO Vehicle access or hard standing (either existing or planned) and that there are no plans for any parking on site. (copy enclosed)

2 The location plan (copy enclosed) shows the area under consideration to include both Sunnyside AND Homestead 2 but Homestead 2 was not included in the auction.

The previous owners [REDACTED] attempted to gain ownership of the land of Homestead 2 by applying for Adverse Possession. (copy enclosed), but their application lapsed on 22 Oct. 2022 because they didn't continue with the application after objections were raised.

This means that Sunnyside is an isolated plot with the ONLY access via the footpath from Barker Lane and no vehicular access – as stated in the article for sale (copy enclosed) and the sale documents clearly show the extent of the land for sale. If the current owners did not undertake due diligence to understand the lack of access that should not influence the planning application.

3 If the planning application were granted then we have concerns about how the building materials and waste would be delivered and removed from the site especially as the only access is via a footpath directly [REDACTED]

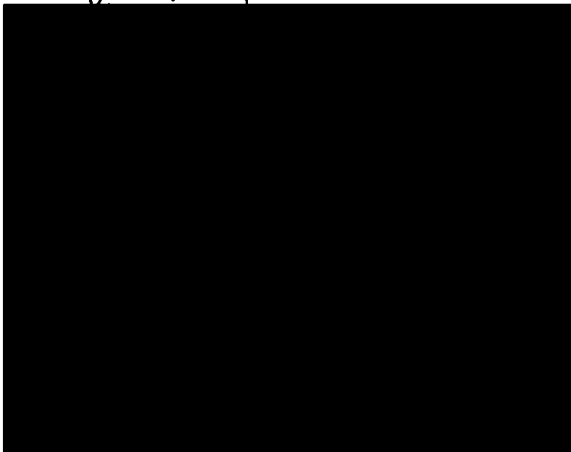
Barker Lane is very narrow and is very busy especially early in the morning and when schools start and finish and when there are road closures elsewhere. It is a bus route and there are already difficulties when the bus and large vans and lorries meet.

Any attempts to place builders skips or leave building materials on Barker Lane would create further hazards for the road users on a narrow lane not suited to further narrowing.

Whilst [REDACTED] used to park [REDACTED] car on Barker Lane [REDACTED] was continually having to replace [REDACTED] driver's side wing mirror due to it being smashed by other cars going up and down Barker Lane.

Any obstruction at the exit to the footpath onto Barker Lane will make the exit from [REDACTED] onto Barker Lane more hazardous because of blockage to line of sight for approaching traffic.

Whilst there is no objection to the design of building to replace the current one at Sunnyside there are errors in the planning application and concerns about the practicality of the ability of the works to be undertaken via a footpath with no vehicular access to the site from any direction. The disruption to a regularly used highway would also be a risk to road users and pedestrians.



Sunnyside, Barker Lane, Mellor BB2 7EE

Guide Price £100,000

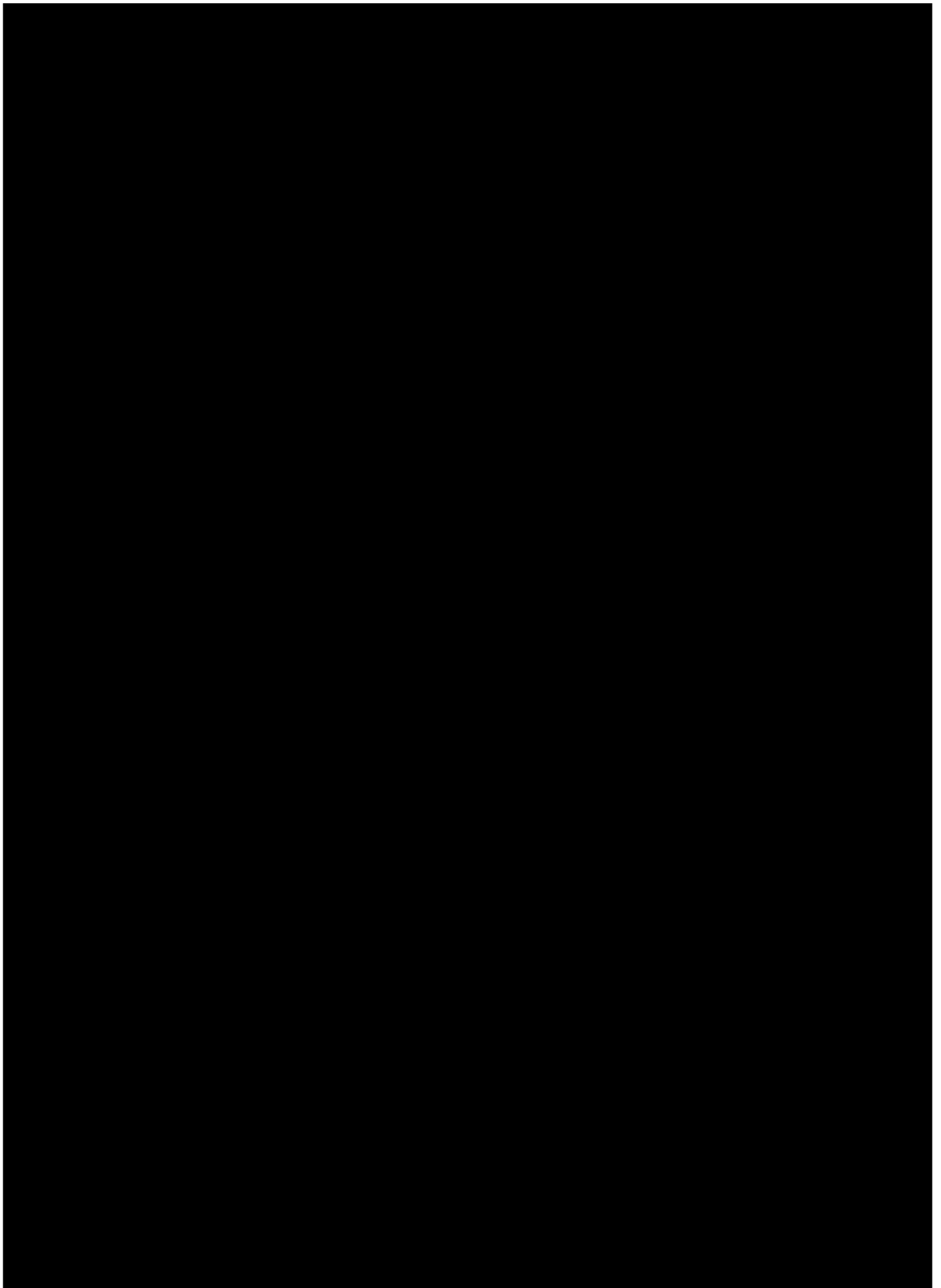
FOR SALE BY PUBLIC AUCTION



**For sale by Public Auction on 1st of February 2023 at Whalley Village Hall
(Unless sold prior to the auction date, under auction conditions).**

An unusual development opportunity on many levels - now in an uninhabitable condition, this property was used as a family home until only recently. It is a prefabricated building built in the 1950's and lies in a superb position with elevated views to the south. Access is via a short footpath (**THERE IS CURRENTLY NO VEHICULAR ACCESS TO THE PLOT**) from Barker Lane. The property is serviced by mains electricity, water & drainage. It could be re-developed into a lovely family home or holiday let. It also has the potential to be re-developed into a site for holiday accommodation such as pods etc.

Approximate Gross Internal Area - 1,300 Sq. Ft.



PLANNING

16.9.2023

19 SEP 2023

FOR THE
ATTENTION OF

To

Kathryn Hughes.

Planning @ ribblesvalley.gov.uk. ref 3/2023/0424
Regarding Planning Application No 3/2023/0424.
grid REF 366868.430836

Proposal, proposed Removal of existing detached. Single storey bungalow and reinstatement of larger 3 bedroom bungalow. I received your letter and was concerned of how this work will be carried out.

The entrance is a narrow walk way to

leading to the next house, then further to Sunny side. This is a narrow path way, and is not suitable for any heavy vehicles, machinery & heavy building materials. I have to maintain & look after the path way and surrounding wall which is mentioned in my house deeds, the path way is only wide enough to fit a house old bin, and not fit for building materials and any heavy machinery, surrounded by my house wall, this is a problem and would cause damage.

Regarding to the Road Side, the road is a lane. Baker lane, and is quite narrow, it is a bus route, and would be very dangerous to place a skip on the road and against which is to full length of and will cause danger & Road disruption also to park a car or van. is dangerous. So narrow. the lane needs yellow lines, and also some speed limits cars wobble across up and down to lane. also there is a wall or metre against and the wall,

PTD

These issues need to be looked into, if this is
The only access; or there may be another access
to the Sunny Side property, Certainly not of Barker Lane
Side, by a narrow walk way entrance

The planning people need to come and make a
Sensible decision, plan.

These proposal plans would cause danger and safety
distruption and must be discussed -

I await your reply

yours Sincerely



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 September 2023 22:09
To: Planning
Subject: Planning Application Comments - 3/2023/0424 FS-Case-547732615

Name: [REDACTED]

Address: [REDACTED]

[REDACTED]

Email: [REDACTED]

Planning Application Reference No.: 3/2023/0424

Address of Development: Sunnyside
Barker Lane
Mellor
Bb2 7EE

Comments: In response to the planning application, I am writing with comments to object to plans that have been submitted, and to challenge the facts stated in the supporting planning document of such application.

The application states that there is "vehicular access gained from Long Row where there is an unfettered right for vehicular parking for the occupiers of the dwelling."

On checking our deeds and through conversation with other residents, it is evident that the above statement regarding vehicular access is factually inaccurate.

Long Row is an unadopted, single track road, of which the residents living on the row, have owned plots of land adjacent to, which acts as their private parking place. Vehicles could not park on the road without blocking access.

There is a piece of land on long row, which is privately owned by residents of long row, and it is therefore for their sole private use and for use of their visitors, not for the public.

I do not believe that there are ANY rights of way over this land or any other means of ongoing access or parking for Sunnyside occupants. The previous occupier of Sunnyside [REDACTED] for many years, had to walk from the top or lower down on barker lane to get to his property. Should he have the right to park on Long Row, I'm sure he would have.

When this house was up for sale, the estate agent also stated on the advertisement, that this house did not have vehicular access.

Our concern, is that the occupier of this development, has already caused disruption amongst residents of Long Row, parking on their private land, trespassing through gardens, and demanding to see deeds for proof of ownership. I envisage that should permission be granted for this development, further neighbourhood disruption would occur unnecessarily.

The property has access issues as there is currently ONLY pedestrian access along a narrow path of some distance leading directly from Barker Lane, therefore any construction would have to be undertaken via this footpath and contractors vehicles would have to park on Barker Lane which is a main road and bus route. They would have no right to use Long Row.

Ultimately, the application lies, as Sunnyside has NO vehicular access. They also have NO vehicular or pedestrian access or right to access the property from Long Row.

The current site, undoubtedly would benefit from redevelopment - but due to location and extent of work required, I cannot see that this can be done, without significant disruption to surrounding properties and their occupants. Our concerns are exacerbated by worries of asbestos throughout the property, and how this can be disposed of correctly and safely given the access issues.

I believe it is of the upmost importance that the planning Team visit the proposed site and its surrounding areas, to truly understand its position and access issues prior to any consent being given for redevelopment - this will give a true reflection of the unsuitable proposed methods of demolition and construction.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 September 2023 12:25
To: Planning
Subject: Planning Application Comments - 3/2023/0424 FS-Case-547841062

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Planning Application Reference No.: 3/2023/0424

Address of Development: SUNNYSIDE, BARKER LANE , MELLOR

Comments: The main area of concern is in regard to access to the property.
The only access to Sunnyside is via a footpath that runs from Barker Lane across the [REDACTED]

[REDACTED] includes all of the land between Long Row and Sunnyside.
In effect Sunnyside is landlocked by the surrounding properties with the only access being the narrow footpath from Barker Lane

[REDACTED] planning permission in June 2007 (application number 3/2007/0287.

The permission states clearly - " The use of the track hereby approved shall be limited to the occupants of Homestead 1 and shall only be used in connection with that property".

Sunnyside has never benefited from access via Long Row.
The address of the property is Barker Lane - not Long Row.

The details in the sales information provided by [REDACTED] Estate Agents clearly stated that the property had no vehicular access. The price of the property reflected this.

The applicant [REDACTED] have asked if they could gain access to Sunnyside from Long Row via [REDACTED] [REDACTED] advised them that this was not possible and that all the [REDACTED] on Long Row was privately owned by the individual properties on Long Row.

There has never been any "unfettered access" to Sunnyside from Long Row.
The previous owners [REDACTED] had lived at Sunnyside for over [REDACTED] and had never used Long Row as access to their property.

Whilst the property would benefit from improvement on replacement there is clearly a major issue with access for machinery/materials etc .

The location plan shows the boundary to include the property to the west of Sunnyside- Homestead 2 - this is a separate holding and is not owned by the applicant as is clearly shown on Land Registry documents

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 September 2023 21:15
To: Planning
Subject: Planning Application Comments - 3/2023/0425 FS-Case-547730538

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Planning Application Reference No.: 3/2023/0425

Address of Development: Sunnyside,
Barker Lane,
Mellor
BB27EE

Comments: I wish to object to the proposed development of Sunnyside due to lack of access and parking to renovate the property. Firstly, the information provided in the planning statement is incorrect regarding access and this affects the feasibility of the development:

Extract from Planning Statement
Site Location

1.1 The application site sits at the rear of two existing properties [Clementina and The Croft] and comprises an existing detached single storey dwelling situated within an extensive residential curtilage. The current property, together with the existing site curtilage, is in a semi-derelict state. The dwelling has been unoccupied for a period of time; it is neither sustainable nor would it be building regulation compliant to attempt to renovate the dwelling. There is a pedestrian access to the property directly from Barker Lane; vehicular access is gained from Long Row where there is an unfettered right for vehicular parking for the occupiers of the dwelling.

There is no vehicular access along Long Row for Sunnyside residents. Once along Long Row, you will see from Council plans that there is no access to the property for vehicles or pedestrians. There is a driveway to The Croft and that road/drive is privately owned and does not include access to or link to Sunnyside. In addition, all the parking areas along Long Row are privately owned and utilised by Long Row residents and as such, no one has rights to this land. For the Sunnyside planning details to state that there is an "unfettered right" to use as access and park on any land is therefore legally inaccurate. When the land was bought by the residents there was nothing to state that anyone else had rights to use it. If this has been the case then the previous owners would have used the land. The new owners of Sunnyside have been informed of the legal position several times already and have been shown the legal documentation. The previous owner was also aware, hence why the property has been sold with the premise of 'no vehicular access' (you can access this information from the Estate Agent). This point should be considered by RVBC and Highways before granting planning permission as without any rights for residents or construction vehicles to park/access the land it seems impossible for any serious renovation work to be completed on Sunnyside. There is narrow pedestrian access from Barker Lane, but Barker Lane itself is too narrow for cars to park on and if this happens it causes a serious obstruction and a safety problem with the traffic. There are no methods of getting technical equipment or resources directly to the property e.g. skips, diggers etc. If the property is built, there will be no where for the occupants to park in the close vicinity and they will need to park elsewhere and walk to their pedestrian access.

I would also like RVBC to ensure that any renovation on this property is in-keeping with the area. This land is green

belt land and as such should be protected. The owners have already changed the landscape and removed a large tree, affecting the outlook and wildlife. This is not stated on the plans and directly impacts the rural nature of the area.

In terms of safety, I believe that there is asbestos in the property. This was stated in the the auction detail for viewing the property, as no internal viewing was allowed due to the amount of asbestos. I trust that the council are aware of this and that the owners of Sunnyside will have to produce information regarding how this will be safely removed prior to any building work? As the details state, there are a number of properties in close proximity and safety is paramount.

I would encourage the planning department to visit the area and would be willing to answer any further questions,

Kind Regards,

A solid black rectangular box used to redact the sender's name and contact information.