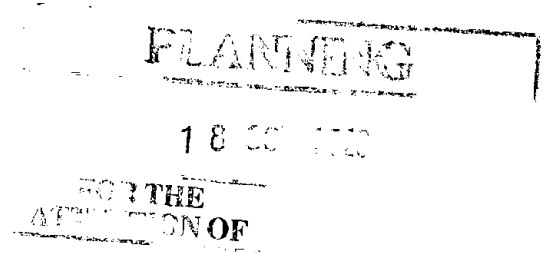


[REDACTED]
Em

13/10/23

Ben Tavor
Planning at Ribble Valley
Application no/3/2023/0759
Demolition of The Hawthornes, West Bradford Rd/ Waddington



Dear Sir

[REDACTED]
This house has now been empty for more than three years and is an eyesore and it is

[REDACTED]
[REDACTED] which is the case at the moment.

I have looked carefully at the planning application on the internet and can see nothing to object to though some of the statements and drawings are incorrect but should not significantly affect the plans eg School House is not new but has a small extension.

The major item which concerns me is the septic tank [REDACTED]
[REDACTED] Sewage disposal is not mentioned in the application and the inference is that all houses are on mains drainage but in fact all, including the school, are on septic tank drainage and [REDACTED] the tanks are in surrounding fields. I have had

[REDACTED] constant blockage of pipes, [REDACTED]

[REDACTED] I beg
you to build the new house with its own septic tank and this could be situated, not in its garden, [REDACTED]

Attempts to secure mains drainage have been made in the past. the first excuse was that Clitheroe sewage works didn't have the capacity to accept it. Since then it has been considered that it would be too expensive.

[REDACTED]
[REDACTED] However this is not a major problem compared with the sewage.

Yours sincerely
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 17 October 2023 14:30
To: Planning
Subject: Application 3/2023/0759 The Hawthorns, West Bradford Road, Waddington



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Dear Sirs

Thank you for your letter dated 6 October re the above application. I would like to make the following comments:

I note on the application form that that the new property will have main drainage and there is no sewage tank shown on the site plan [REDACTED] I thought that all the properties in the vicinity were on septic tanks and [REDACTED] to confirm the position. [REDACTED] from them on 16 October which said "I cannot comment on the planning application; however the closest public sewer to The Hawthorns is over 100 metres away." [REDACTED] he will know that the property is not on mains drainage so I do not understand why he would suggest otherwise on his application.

[REDACTED] is particularly concerned that the new property should have its own septic tank and [REDACTED] septic tank. [REDACTED] in this regard and it is causing [REDACTED] considerable distress.

There is a tree in the rear garden of The Hawthorns but not of any significance (Application says there are no trees).

School House (almost apposite The Hawthorns) is not a brand new house built in 2022 as the Planning Statement states. It was there before The Hawthorns was built but has recently been extended. Again not a significance to the application but an error on the application form.

Clause 5.8 of the Planning Statement says: "The proposal is for the demolition of an existing dwelling and the construction of a **pair of semi-detached dwellings** that will occupy a marginally increased footprint [see PHA design statement] entirely within a well-established residential curtilage." Does this refer to the new house and the annex?

West Bradford Road gets extremely busy at school times and cars do use the drive of The Hawthorns [REDACTED] to turn round. It would be helpful if there were marked "no parking gaps" so that there was room for cars/buses to pass. At the moment, cars park nose to tail from the school right up to the lane by [REDACTED] and this causes considerable congestion. A couple of "gaps" would be a considerable help.

I have no objection to the construction of a new detached house in keeping with the area but my email just raises a few queries within the application.

Yours faithfully
[REDACTED]