

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 January 2024 13:00
To: Planning
Subject: Planning Application Comments - 3/2023/0929 FS-Case-575841023

Planning Application Reference No.: 3/2023/0929

Address of Development: 1 Talbot Street, Chipping, PR3 2QE

Comments: The boundary line at the rear of the property where the individual is proposing a fence and solar panels is incorrect within the drawings. The individual is claiming to own land that doesn't belong to him.

Please see title deed at the land registry LA871217 (The Barn at The Talbot Hotel). Firstly you will note that from the title deeds, where his shed is currently located, this actually belongs to No 3 Talbot street. This is identifiable by the boundary line on LA871217 at the edge of the electric sub station, there is a grey line that goes to the corner of the rear of No 1 Talbot Road and then from there to the raised wall on the left of the sub station belongs to No 3 and not No 1. Also it should be noted that the sub station is again on the land owned by the Barn at the Talbot Hotel, Currently under the number 5 Talbot street (Until address reallocation). This does not belong to the applicant.

Another point to note is that the applicant is stating that he doesn't have Gas. This is incorrect. The applicant during patio works placed gas pipes under the hardcore and illegally placed gas bottles onto the land of LA871217 which now feeds his house. Legal notice is to be issued shortly to ensure these are removed and placed on to his own land.

Another concern to this property is that a stone building was erected at the bottom of his garden during the summer of 2023. As this is a permanent building structure, we have looked to see if we can find a planning application for this and are unable to see one. Whilst the building itself doesn't effect us,

Please can this be looked into as this is having and were concerned that no consideration

I will forward a copy of the title deeds for the Barn and a picture of the gas bottles allowing you to see the deception in this application.