

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 March 2024 08:31
To: Planning
Subject: Planning Application Comments - 3/2014/0090 FS-Case-593664939

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2014/0090

Address of Development: Area adjacent to 5 Cherry Drive

Comments: We are objecting to this application for the following reasons

1. The proposed development is completely out of character with the surrounding properties. Its construction looks very different and being positioned so close to an adjacent property is not replicated anywhere else in the village.
2. It is completely contrary to the published plans for housing development for this area.
3. There is inadequate provision for car parking. The proposers have 4 cars and so would end up parking on Cherry Drive. [REDACTED] This will limit visibility [REDACTED] resultant safety risk.
4. We are aware that other local developments have been refused, despite them having none of the issues above so in terms of consistency this application can not be approved if the probity of the process is not to be questioned.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 March 2024 10:00
To: Planning
Subject: Planning Application Comments - 3/2024/0090 FS-Case-593699144

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0090

Address of Development: ad 5 Cherry Drive BB6 8HJ

Comments: In my view the proposed construction of a substantial detached house on a narrow strip of land next to 5 Cherry Drive is completely unsuitable in terms of house density, nearness to neighbouring properties the considerable construction traffic which will pass a children's playground in Cherry Drive

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 March 2024 10:14
To: Planning
Subject: Planning Application Comments - 3/2024/0090 FS-Case-593707256

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0090

Address of Development: Land at Eden Gardens(adj 5 Cherry Drive)Brockhall Village Old Langho
BB68HJ

Comments: I strongly oppose this development as there is no room for pavements so it would be dangerous for children.The parking will be difficult with it being on the corner.lalso think it will lower the property values as it would not be in keeping with the layout of the area.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 March 2024 09:39
To: Planning
Subject: Planning Application Comments - 3/2024/00 FS-Case-594309555

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/00

Address of Development: Land at Eden Gardens, adjacent to 5 Cherry Drive

Comments: Comments on Application no 3/2024/00

Development Address:

Land at Eden Gardens (adjacent to 5 Cherry Drive) Brockhall Village, Old Langho, BB6 8HJ

We object to the following planning application, due to the following reasons:

1. Our property has experienced [REDACTED] and as a result of the proposed 2 and half storey building, it will suffer loss of natural light [REDACTED]. This will have an impact on our health and well-being, particularly since we [REDACTED] who spend a significant amount of time in [REDACTED] serving many benefits.

2. The plans include first floor bedrooms with full size Juliette style balcony windows which will [REDACTED]

3. The proposed property will obstruct the right for light to the adjacent house (5 Cherry Drive) and a significant loss of privacy both front and back.

4. The proposed property will also invade the privacy of the adjacent house (5 Cherry Drive) given the close proximity of the building.

5. On the "Application for Planning Permission" it states parking spaces will not be added, but in the "Design and Access Statement" it states there will be 2 car parking spaces. The proposed parking spaces, will result in more noise and greater footfall to an already busy village. Moreover another property with limited parking space will create overspill onto cherry drive and result in parking on the pavements in front of our houses, onto Dickens court and crowding of the roads with potential hazards for wheelchair users and pushchairs.

6. The current proposed plan seems to indicate there will be no footpath in front of the house.

7. The scale, appearance and design of the proposed property will not be in keeping with the 3

existing properties on Cherry Drive, namely numbers 1, 3, 5, These properties are similar in dimension and style. The above application will look totally different, in all aspects. Moreover it will not be in keeping with those properties on Eden Gardens either.

8. The development includes a 1.5m in height composite fence and hedge screening along the front of Cherry Drive and part of Eden Gardens. This 1.5m high fence will reduce the visibility for vehicles coming from Eden Gardens onto Cherry Drive causing a blind spot and potentially hazardous for vehicles and children.

9. The application form lodged with the planning documents for the original site plan of Eden Gardens, was only for 6 plots in 2 phases. A building plot was not identified at the time; since the plot is too narrow (as per the “Design and Access Statement”) and not in keeping with neighbouring plots.

10. It is understood that there is a restrictive covenant on Eden Gardens which restricts that no more than 6 houses can be built.

Item 13.3.1 states that not to use or permit the property or any building on the property for the carrying on of any trade or business whatsoever and not to use the same for any purpose other than as development of 6 detached live / work dwelling houses with ancillary garages each for the use and occupation of one family only, as 6 houses are already built on Eden Gardens, this covenant would restrict the building of a 7th property.

11. If granted, the proposal will inevitably create a further increase in residents to the village, which in turn will put added pressure on local services, such as general practice, schools and transport.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 March 2024 13:29
To: Planning
Subject: Planning Application Comments - 3/2024/0090 FS-Case-594429243

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0090

Address of Development: Land at Eden Gardens (adj 5 Cherry Drive) Brockhall Village Old Langho
BB6 8HJ

Comments: I object to this development. Building here contravenes local covenant. Further, the plot of land is much too small for a dwelling and will set a precedent for inappropriate property development in Brockhall Village. Finally, the property appears much too close to the neighbouring house on Cherry Drive and will cause loss of light and privacy for the inhabitants of this property.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 March 2024 13:36
To: Planning
Subject: Planning Application Comments - 3/2024/0090 FS-Case-594428095

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0090

Address of Development: Land at Eden Gardens (adj. 5 Cherry Drive)
Brockhall Village
Old Langho
BB6 8HO

Comments: Looking at these plans I think this development will have an adverse impact on the appearance of this area. The parcel of land involved is too small for a reasonable looking dwelling and the scale of the property seems incongruous for the area. I notice that the plans include parking for two cars and as it seems there is no pavement at the property where would visitors park. Parking in this area is already at a premium with drivers having to reverse onto house drives to get out of Eden Gardens. Pedestrian safety will also be a grave concern. I believe this development would have a substantial impact on properties in this area. Eden Gardens was allowed (under covenant) six properties - these are already built!!!

[REDACTED]

From:

Sent:

[REDACTED]
11 March 2024 15:02

To:

Planning

Subject:

Objection to planning No 3/2024/0090



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[REDACTED]

Land Eden Gardens

I Totally object to the Planning application on the radicicolous small plot of Land on Eden Gardens for the following reason

1. The original Plans for Eden Gardens were for 6 Houses...NOT 7..at the moment this little piece of Land is used on a regular basis for parking up to 5 cars, if permission is granted where will these cars go, there a very tiny pavement on Eden Gardens which we all know parking on the pavement and on the road will block access, i also note that on many occasion's the over spill in the area Park outside No1,3 and No5 Cherry tree Drive they also park opposite side to those properties.

2. [REDACTED] and when [REDACTED] received Planning it was for 321 Homes, we are over a 100 more on the Village now surely Covenant's are being broken and ignored by RVP

3. The Design of the House is definitely not in keeping with the area, we all know that with planning you are note entitled to a view but you ARE certainly entitled to Light and the vendors at No5 will be losing a lot of light and i assume a lot of privacy, also to be considered is the noise aspect as it is so close there property.

4. It seems to me ...and many others that as soon as a blade of grass appears someone wants to build a house on it...this has to stop. Ribble Valley is overcrowded. no School Places, waiting time for Doctors appointment has risen from a day to a week, in some cases a lot of People are going direct to Hospital which again Blackburn is under unbelievable pressure right now and it will only get worse if building Continues.

Regards



[REDACTED]

From: [REDACTED]
Sent: 11 March 2024 16:40
To: Planning
Subject: Planning Application Comments - 3/2024/0090 FS-Case-591334606



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To Whom it may concern

Objection to planning

Address of Development: Land at Eden Gardens (Adjacent to 5 Cherry Drive, Brockhall Village, Old Langho, BB6 8HJ)

Comments:

1/ The increase in traffic once again to an already very busy village, especially at rush hour times in the morning and evenings. The village traffic has increased somewhat over the years with the number of properties now on the village, BRFC Academy, hotel and bar, offices, cafe, courier deliveries and trades people. My feeling are that the village is already at capacity and granting of further permissions to construct another property, especially on a small area will lead to further areas being built upon. The construction phase of this property will also add to the traffic problems.

2/ The planning does not include for pedestrian walkways, which can lead to accidents to both adults and especially children.

3/ The construction is out of character with other properties in the location.

4/ There only seems to be parking for 2 cars within the application. Any further requirement for parking will impact on neighbouring houses.

5/ The property seems to be being squeezed onto a small plot of unsuitable land with little thought for the neighbouring residents.

I trust the above meets with your requirements.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 March 2024 12:28
To: Planning
Subject: Planning Application Comments - 3/2024/0090 FS-Case-594779530

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0090

Address of Development: Land at Eden Gardens (adj 5 Cherry Drive) Brockhall Village Old Langho
BB6 8HJ

Comments: Objection to Planning Permission

Objection due of the impact of additional traffic and cars in an area of limited space.

When the original planning permission for Eden Gardens was submitted in 2015, there was the inclusion of a turning circle, to enable cars to safely turn around and exit the cul-de-sac. The design of the cul-de-sac does not lend itself to the easy turning of vehicles, hence the provision in the original plans for a turning area.

Currently there is no provision for a turning circle, and this has and does cause issues. The cul-de-sac has a narrow road which tightens along its length. It also has a curved aspect which effectively narrows it further as one advances along its length, which in turn creates a funnel like effect.

Drivers sometimes find themselves struggling to negotiate their way out of the cul-de-sac. On two occasions in the last year or so, cars have driven over the edge of the road, then over the edge of the footpath (as it is not raised from the road level, and over a two-foot (approx.) drop into the front garden of number 3 Eden Gardens. These vehicles needed the assistance of residents to build temporary ramps to allow the vehicles to drive back to road level.

Car parking on the cul-de-sac is at a premium and driveways around the proposed development are almost always at capacity. Overspill parking takes place on the proposed site and on occasion as many as four cars can be parked on the land. At times, this is not enough space and cars also park on the road.

Although the land is not a designated parking area and/or turning area, developing the land would certainly force a number of cars onto an already narrow road. Furthermore, the construction of a further property as proposed would certainly introduce even more vehicles into the equation.

Delivery vans and cars already reverse down the road and on to Cherry Drive, which is a safety

hazard, but with even more vehicles parked on the road, the situation will become more acute and hazardous for road users and pedestrians as visibility and space is reduced, both on Eden Gardens and around the junction of Eden Gardens and Cherry Drive.