

From: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] >

Sent: Thursday, May 23, 2024 9:19 PM

To: [REDACTED]

Cc: [REDACTED] >

Subject: Fwd: Planning Application 3/2024/0184-- Hillside, Moor Lane

 **External Email**

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Dear Mr Taylor,

I have been on the Ribble Valley Planning Website a couple of time recently to review where matterare up to.I can see that other third party representations have been posted on the website alongside the application. I cannot however see our representation on the website.

Please could you be kind enough to confirm receipt by the Council of the email below, Whether it needs to be put on the website alongside the Application I leave to you but do want to know that it will be recorded and borne in mind.

Many thanks in anticipation.

Yours sincerely

[REDACTED]

[REDACTED] >

Date: Wed, 17 Apr 2024 at 08:50

Subject: Planning Application 3/2024/0184-- Hillside, Moor Lane

To: [REDACTED] >

Dear Sir,

I refer to a conversation with [REDACTED] regarding the above when you advised we email you with our comments regarding the above application.

[REDACTED] Moor Lane and as such [REDACTED]

[REDACTED]. Fundamentally we have no objection to the development of the plot and did not raise any objection to the original planning application however are slightly confused by the re-submission for what is, we understand, a different planning permission. We have looked at the plans now submitted but find it very difficult from those to identify what the differences are from the original plans. Certainly there is not as much detail in the plans for this application as there was in relation to the original application. Without the detail in relation to this new application we have no alternative we feel but to object to it.

When we reviewed the original plans one specific point we looked at was the height of the property compared to that of the original bungalow which has now been demolished. Our understanding was that the new property was being moved down the site so that whilst the building was to be taller the ultimate height was no greater and therefore the [REDACTED] would not be affected. This remains important to us but we could not from the new plans be sure that this remains the case.

We have two other concerns, one in respect of the positioning of the drive and the access to Moor Lane which we believe needs to be very carefully assessed from a safety perspective as there is a bend in the road which potentially makes visibility difficult. We would hope that adequate space be allowed and planning done to ensure that, particularly when exiting the property, drivers can see cars coming round the bend and vice versa for vehicles already on the road.

The other issue we would wish to raise is to ensure that, during the construction phase, access up and down the road is maintained at all times. [REDACTED]

[REDACTED] and cannot be late for etc. Even to date we have been inconvenienced by [REDACTED] lane is single file and therefore there needs to be a plan to manage this. We thought such a plan was a pre-condition to commencement of the works on site according to the planning permission under which works must have commenced but we have not seen or been consulted about the same which concerns us. [REDACTED]

[REDACTED] and had some assurances but do feel this should be formalised and taken into consideration in any grant of permission.

Many thanks,

Yours faithfully,