From:

Sent: 07 June 2024 12:15

To: Planning

Cc:

Subject: Appl. 3/2024/0361



External Email

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To Emily Pickup.

I refer to our recent telecoms discussion and note your comments regarding your remit concerning access and boundary issues.

My concerns regarding the proposed siting of the garage have been addressed with the architect and an amended drawing has been submitted.

I have been requested by residents of Greenbank and King St. to make representation with regards general access to Greenbank itself. It is of some concern to the elderly resident in the bungalows.

Initial dialogue with suggests that the status of the access lane has some relevance. I can confirm that the Lane from George St. is unadopted.

However I feel the following script (which has been peviously forwarded to worthy of LCC. Highways scrutiny.

Access to Greenbank is twofold.

-The lane adjacent to No. 2 George St.

This is the only suitable access and egress for emergency vehicles and RVBC refuse trucks.

-The ginnel between No. 89 and 91 King St.

The removal of some fencing within the lane now enables easier access for small vehicles. It is generally used for access only, the parking arrangements on King St. make egress difficult due to compromised sight lines. Egress is therefore generally via the Lane onto George St.

The original deeds for the lane show a 12 foot width. In the location of the proposed two storey extension this width is compromised by a telegraph pole.

A two storey extension using industry standard scaffolding would prevent vehicle access.

The nett result would therefore deny access for emergency vehicles and RVBC refuse trucks and an increased traffic flow egressing through the ginnel /King St. junction.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>

Sent: 09 June 2024 17:06

To: Planning

Subject: Planning Application Comments - 3/2024/0361 FS-Case-621438386

Planning Application Reference No.: 3/2024/0361

Address of Development: 2 George st Whalley

Comments: The proposed work at the above property raises a number of concerns ...

The back St where the work will be carried out is the residents exit/access and we will need this clear for emergency services and refuse collection. There is no alternative and as some residents are ill or elderly they often need the ambulance service to take them for hospital appointments.

We exit our properties on to George st and if this exit is blocked the only alternative is the small sniket between 91 King st and the dentist. There is another snicket between the paper shop and Virtu but this is permanently blocked. Trying to manoeuvre out of these exits is almost impossible with parked cars restricting vision and the risk of children running along the pavement. The use of this exit I fear will cause a serious accident and most definitely increase traffic flow on to King St.

Any proposed scaffolding, parked vehicles and rubbish will indeed cause major problems. This back st is blocked most days. There is also work being carried out at 95 King St which has meant residents are already blocked in. (this has been going on for 14 months) The bungalow at the end of the st has been sold and I fear work on this property will commence shortly.

Please consider all this concerns

Many thanks

From:
Sent:
11 June 2024 11:50
To:
Planning
Subject:
Planning Application Reference No.: 3/2024/0361

Address of Development: 2 George street whalley bb79th

Comments: I have no objections to any construction/upgrades to the property, my concerns are the access road at the side of the property as that is essential access for us residents in the and immediate access is required for emergency services on a regular basis ei patient

access road at the side of the property as that is essential access for us residents in the and immediate access is required for emergency services on a regular basis ei patient transport and ambulances also access for family members to get to the social housing, the access road cannot be blocked at any time due to the complexity of the requirements of needs of the residents and this should be taken into account before any planning is approved, the access ginnel that leads to the front road (king street) is often inaccessible due to the parking of cars so close to the junction making it dangerous for cars and the general public, emergency services are unable to use that access ginnel due to the size of those vehicles plus they would be unable to turn the corner, this is why the access road needs to be clear at all times during any construction work done on this property, if you would like to discuss any of these points please do not hesitate in contacting myself

Many thanks,