

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 January 2025 09:43
To: Planning
Subject: Planning Application Comments - 3/2024/0485 FS-Case-677430155

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0485

Address of Development: Land off Old Road Chatburn.

Comments: Dear Sir

The development of Hare Hill Croft Chatburn has been on going for many years. When you look back at the original plans and what was proposed to complete the development in terms of landscaping and boundary treatment etc it seems that the proposals have not been fully carried out. New hedgerows, trees and returning the remainder of the field back into open countryside have still not been completed. Some trees which have been planted have died and withered.

Before this planning application can be signed off I think the entire site should be viewed by the planning department so that the many outstanding issues can be seen and acted on.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 January 2025 17:47
To: Planning
Subject: Planning Application Comments - 3/2024/0485 FS-Case-677302885

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0485

Address of Development: Hare Hill Croft, Old, Road, Chatburn

Comments: I would like to object to the application of the following grounds:-

Application form :-

Section 5. As far as I am concerned the development has not been completed.

Section 6. Conditions removal. I understand all bat and bird boxes have not been installed correctly.

Proposed Boundary Fence and Wall Details.:- This states that 10 no. compensatory trees have been planted. These have been planted outside the boundary and not on the boundary or within it.

Therefore, the responsibility for maintenance lies with the landowner on the other side of the boundary. As I understand, that so happens to be the developer. He has (without permission) diverted the public footpath along the west and south boundary lines and planted the trees along the footpath. The footpath is currently hazardous and unmaintained. Most of the trees have died and are overgrown with weed and brambles. (Please refer to LCC who still have the footpath in dispute and the issue remains unresolved. Representatives from LCC who have examined the footpath have had accidents themselves when walking it)

As for the reason of topographical differences on the east side of the site for not planting trees, this seems non-sensical. The gardens of the Nos 1 2 and 3 Hare Hill Croft are almost completely level with no topographical difference. Outside the boundary the developer dumped large quantities of soil and the planting of trees would stabilise that soil.

What should be done, is the correct number of trees should be planted within the site boundary or on the boundary line as indicated on the plan and some trees should be planted in houses Nos. 1, 2 and 3. The planting of trees on the east side would protect the houses from the strong wind which blows up the hill from the bottom of the village.

When building this development a large number of established trees, ancient hedgerows and an area of protected Unimproved Calcareous Grassland were destroyed. The 10 no. trees planted now which are either dead or in poor condition are hardly compensation for what has been destroyed.

Referring back to Section 5. There are a number of outstanding issues on the land surrounding the site which as I understand is owned by the developer. When the houses were sold by the developer, I understand the purchasers were promised that the surrounding land would be landscaped. However, since it was completed in 2021 there has been nothing but :-

1. An unsightly building site with hazard warning notices on the Herras fencing, containers, plant equipment and building materials.

2. Burning of waste materials.
3. A half-built road without any planning permission.
4. An unusable public footpath

Also, as compensation for dumping soil without planning permission on the Unimproved Calcareous Grassland on the East side of the development, the developer signed an agreement to create a mitigation area. Many years after the deadline for completion of this agreement the mitigation area has still not been done. – See LCC for details.

This unsightly area of land described above is within the zone of visual impact from the top of Chatburn Village and nature walks on Pendle where walkers and tourists expect to have a pleasant outlook. It is also of detriment to Chatburn Village. You have an opportunity now to rectify this situation and rid Hare Hill Croft of the years of living next to a dumping ground.

I beg you to visit the site and see the situation for yourselves.

n.b. should you need any photographic evidence of the issues I describe I would be happy to submit them.

From: [REDACTED]
Sent: 10 January 2025 08:59
To: Planning
Subject: Objection to Planning Application No. 3/2024/0485

 **External Email**

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Re: Objection to Planning Application No. 3/2024/0485

Dear Sir/Madam,

I am writing to formally object to Planning Application No. 3/2024/0485 on the following grounds:

Application Form Issues

Section 5: The previous development by the same developer remains incomplete. Numerous issues remain outstanding, and I believe this should be taken into account before any further applications are considered.

Section 6 (Conditions Removal): I understand that bat and bird boxes, required as part of the original conditions, have not been correctly installed.

Boundary Fence and Wall Details

The application states that 10 compensatory trees have been planted. However, these trees have been planted outside the boundary rather than on or within it, placing responsibility for their maintenance on the landowner beyond the boundary. This land, as I understand, is still owned by the developer.

Furthermore, the developer has diverted a public footpath along the west and south boundaries without permission. The footpath is currently hazardous and poorly maintained, with most of the compensatory trees either dead or overgrown with weeds and brambles. Lancashire County Council (LCC) is still in dispute over this diversion, and representatives who have inspected the site have themselves reported accidents while walking the path.

The stated reason for not planting trees on the eastern side due to "topographical differences" seems unjustified. The gardens of Nos. 1, 2, and 3 Hare Hill Croft are level, and outside the boundary, the developer has dumped significant amounts of soil. Planting trees here would stabilize the soil and mitigate the visual and environmental impact of this dumping.

The developer should be required to plant the correct number of trees within the site boundary or on the boundary line as indicated in the plans. Additionally, trees should be planted near the eastern boundary to provide protection from strong winds blowing up the hill from the village.

It is worth noting that during the original development, numerous established trees, ancient hedgerows, and a protected area of Unimproved Calcareous Grassland were destroyed. The inadequate compensatory planting of poor-quality trees is far from sufficient to address this environmental loss.

Ongoing Issues from the Previous Development

The developer's failure to complete the adjacent project has left the surrounding area in a dire state since its supposed completion in 2021. This includes:

1. An unsightly building site with hazard warning notices, containers, plant equipment, and leftover building materials.
2. The burning of waste materials.
3. A half-built road constructed without planning permission.
4. An unusable and hazardous public footpath.

Additionally, the developer previously signed an agreement to create a mitigation area to compensate for illegal dumping on the Unimproved Calcareous Grassland on the east side of the site. This mitigation area remains incomplete years after the deadline.

Visual and Community Impact

The neglected state of this area, visible from the top of Chatburn Village and surrounding nature walks such as Pendle, is an eyesore for residents, walkers, and tourists alike. It detracts significantly from the scenic value of the area and negatively impacts the village's character.

The Council now has an opportunity to address these longstanding issues and ensure that Hare Hill Croft is no longer burdened by an unfinished and mismanaged development site.

For these reasons, I strongly urge the Council to refuse this application unless the developer addresses and rectifies the outstanding problems from their previous project.

Yours faithfully,

[Redacted signature]

[Redacted contact information]