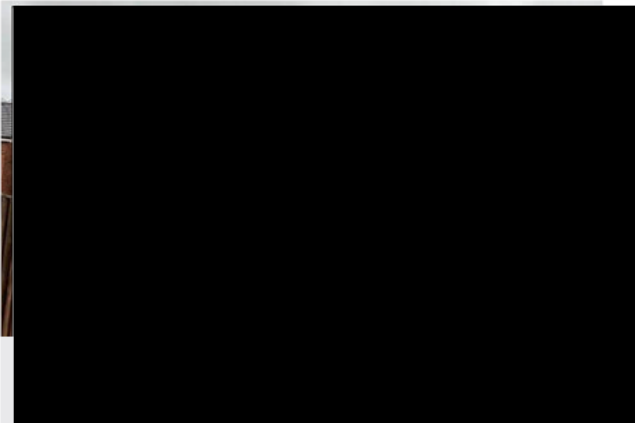


From: [REDACTED]
Sent: 15 November 2024 18:42
To: Planning
Subject: Re: Subject: Planning application 3/2024/0817...Approval of details reserved by conditions18 (landscape phasing scheme) and 19 (landscape management plan) of planning permission 3/2019/1104.

⚠ External Email

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Further to my previous communication here is the state of the Persimmon site in Cheadle, Cheshire, where they have done exactly the same thing-building too high. [REDACTED] raised by approximately 2 metres, which is causing big problems, unnecessarily. They should either knock them down or change into bungalows. This situation should not be allowed to continue.



Best wishes,
[REDACTED]

On 11 Nov 2024, at 5:13 PM, [REDACTED] wrote:

I am writing as a [REDACTED] who is affected by the Persimmon development. It is beyond belief that they raised the ground on [REDACTED] by approximately 2 metres which will make the houses block out [REDACTED] and cause much depression amongst [REDACTED] neighbours. I cannot understand why this was done, apart from greed by cramming more properties in. Why could they not have put bungalows along this boundary and stood back a few metres? Their excuse about drainage is not acceptable as it is common practice to pump water uphill to a reservoir such as they have made and then flow from there to the inadequate drains by number 47 which is only 18" diameter.

I think they should either pull down the houses and reduce the height, or at least make them into one storey properties and the thought of a tall hedge [REDACTED] is a monstrous idea and not allowed.

The current plans should not go ahead.

From: [REDACTED]
Sent: 15 November 2024 20:13
To: Planning
Cc: [REDACTED]
Subject: Objection: Planning application 3/2024/0817

Importance: High

⚠ 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.

For the attention of the planning department

I am writing to formally object to the planning application 3/2024/0817.

Since the refusal of application 3/2022/1116 the developer of the site has submitted five further applications all of which appear to be a blatant attempt to circumvent the planning conditions of the original planning application 3/2019/1104. The fact remains that Persimmon have built and plan to continue to build properties higher than the plans originally submitted for approval, showing a complete disregard for the planning rules as well as the impact on existing properties on the boundaries as well as those occupying or planning to occupy the new builds.

This current application appears an attempt to hide or mask what would be reality by selectively using a larger section of the boundary on 240817 Construction Details B (Drawing Number P.1239.19.05) and not including any dimensions or the gradient on 240817 Construction Details A (Drawing Number P.1239.19.04). Some properties stand a risk of flooding due to the gradient and it is also unclear as to whether these documents were used in the drainage calculation submitted in application 3/2024/0196, as some amendments were made to the documents 31/07/2024 and 18/10/2024.

In respect of the Hedge proposal in some areas of the boundary, please find my concerns below:

- The proposal is to use stock at 175 to 200mm in height, this does not remove the issue of loss of privacy to the existing properties on the Park Avenue boundary.
- With regards to the hedge row to the left of plot 57 adjacent [REDACTED] Park Avenue, this does not provide adequate coverage to protect the right to privacy of [REDACTED] Park Avenue.
 - My property [REDACTED] and I once again invite planning officers to come and see the impact on my family home and have attached pictures demonstrating the loss of privacy to my home [REDACTED] (see Appendix A), this proposal does not negate nor appease my right to privacy.
- It is my understanding that the application allows for the height of these to reach 8m, this will inevitably cause loss of light to existing properties on the boundary of park avenue, surely this is a breach of right to light as outlined in RVBCs own guidelines. Should the properties be lowered to the correct level then there would be no issue with this.
- What conditions will be in place to prevent the hedge row from being cut back by residents on the site, i.e. what will stop them from cutting them down – This solution

does not offer a permanent guarantee of privacy to the properties on the Park Avenue boundary.

This proposal neglects to explain how and where the site fences will be placed, again only demonstrating selective views and not the overall picture, this appears to be a common theme on their applications.

I urge the planning committee to consider these points plus other third-party objections and reject the application in its current form. The conditions originally imposed are essential for ensuring that the development proceeds in a manner that is sustainable, safe, and in harmony with the local community.

Kind Regards,

[Redacted]

[Redacted]

Appendix A

