

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 01 October 2025 18:09
To: Planning
Subject: Planning Application Comments - 3/2025/0748 FS-Case-753698240

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0748

Address of Development: 12aknowsley road wilpshire

Comments: I commented on the previous application about the boundary/fence line that has now been removed and then resubmitted under a different description but it seems it is the same application. My objection to this application [REDACTED], is the boundary fences with no gate access to the banking and also now a new path to the rear that was not passed originally by Ribble valley council, creates the illusion that the future purchasers of the property do not own the banking and their responsibilities for riparian ownership as stated by Lancashire county council flood risk management team, who has sent multiple letters to mr coupland / mr Schofield advising them of their responsibility regarding the collapsed banking. Mr coupland or mr Schofield never responded to any of the letters. The collapsed banking which has reduced the width of the brook by half has created a bottle neck which raises the water considerably during heavy rainfall, washing the bankings away on both sides of the brook. [REDACTED] by mr coupland that this would be repaired while the diggers were working at the rear of the property. Nothing was ever done about this . Having the fences erected creates an out of sight out my of mind boundary and future purchasers will understandably believe they are not responsible for the brooks banking maintenance or trees. Also the Japanese knotweed that is present on the banking also requires regular attention. If the boundary line is altered or changed who will then be responsible for all the upkeep and future flooding issues once the development is sold ...

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 October 2025 10:47
To: Planning
Subject: Planning Application Comments - 3/2025/0748 FS-Case-753843199

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0748

Address of Development: 12a knowsley road

Comments: The proposed new fences create a difficult and “out of site,out of mind” barrier to the new owners of the properties and their legal responsibility to maintenance of the watercoursebanking are, trees , shrubs. walls etc. currently there.

This is also compounded in the fact that the developer have not included any gates in the fences to access the lower portions of each garden ,which are currently in need of maintenance and have not been maintained throughout this long development,so clearly may suggest to any new owners the fence is the “boundary .

This was the reason no fencing was specified on the original plans of the development and will certainly not make boundaries clear to any new owners. The current owner of 12a was not aware of her responsibilities until last week regarding the trees on her banking which she eluded to belonged to “ the local council“ Whilst I fully accept the responsibility is on the individual owners to understand the boundaries on their properties ,the fences now erected have created areas that are unclear and could create potential issues in the future that will be difficult to rectify once the developers have gone and the properties sold.

I would also say the fencing that has now been erected creates another issue. The developer Mr Coupland had been informed early in the development and agreed to repair the collapsed banking along his land covering the development. Since then despite several conversations with the developer and the builders no repairs have been done . This is also despite several letters and emails sent at the beginning of the project to and from LCC Flood Defence team to the developer.This was regarding the damaged banks that has now reduced the water flow by nearly 50%. This is now causing the erosion on the opposing banks when substantial rainfall increases the water fall and “wash” drastically.

Now the area has been “fenced off” it will be difficult to access the banking with any machinery that may be needed give the really narrow “Maintenance path” created.

In addition i would also comment the the erection or all the fences has reduced the car parking area that was agreed at planning.

The main comments from LCC Highways Agency on the resubmitted plans at the beginning of this development was the parking and effect on Knowsley road from nearby adjoining road access and egress points. Also the parking area must include a “turning circle” so that vehicles are not reversing

into the highway. The fencing has reduced the area so that 7 spaces needed for his development of regulation size and a turning circle agreed at planning will i feel be difficult to achieve .
These comments follow several emails concerning parking and others sent to RVC planning who have visited the site recently.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 October 2025 13:50
To: Planning
Subject: Planning Application Comments - 3/2025/0748 FS-Case-753938919

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0748

Address of Development: 12a knowsley road wilpshire.

Comments: The proposed new fences that have been erected create a difficult and an “out of sight ,out of mind” barrier to any new owners and their individual legal responsibilities under “Riparian ownership”for the maintenance of the watercourse and banking area including trees, shrubs , walls etc. This is also compounded in the fact that no gates have been fitted to the fences to access the lower portion of their garde areas and so clearly may also suggest to the new owners the fences are the “boundary fence”This was the reason “No Fencing “was specified on the original plans submitted and approved and now will certainly not make the land boundaries clear to any new owners. Even now the current resident eluded to the fact stating to me the trees and banking on their property belonged to the Council. Whilst i accept the responsibility is on the individual owner to understand the boundaries on their properties the fences now erected have created areas that are unclear and i think could create potential issues with maintenance in the future that will be difficult to rectify once the developers have gone and the properties sold.

I would also say the fencing that has been erected creates another current outstanding issue.The developer Mr Coupland had been informed early in the development and had accepted was his responsibility to repair the wall and bankings that had collapsed into the brook. Since then despite several conversations with the developer and the builders no repairs or maintenance of the banking have be done. This is also despite letters and emails to and from LCC Flood Defenders Team to the developer. This covered the damage to the banking that has now reduced the water flow by nearly 50%. This is now causing erosion of the opposite banking when substantial rainfall increase the flow drastically.Now the area has been fenced it will be very difficult to access the damaged bankings with any machinery given small narrow “maintenance path created. In addition I would comment that the erection if all these fences reduces the planned car parking area. Again the main comments from the Highways Agency on the re-submitted original plans for this development was to clearly state that the number of car parking spaces must include a clear “turning circle” so that vehicles are not reversing into the highway. the fencing has reduced the agreed area so that the number of required parking spaces for this development of regulation size and a turning circle as agreed at planning will be difficult to achieve . These comments follow several emails concerning these issues already sent to RVC planning who have recently visited the site .

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 October 2025 15:15
To: Planning
Subject: Planning Application Comments - 3/2025/0748 FS-Case-755594134

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0748

Address of Development: 12a knowsley road wilpshire

Comments: The proposed new fences that have been erected create a difficult and an “out of sight ,out of mind” barrier to any new owners and their individual legal responsibilities under “Riparian ownership”for the maintenance of the watercourse and banking area including trees, shrubs , walls etc. This is also compounded in the fact that no gates have been fitted to the fences to access the lower portion of their garde areas and so clearly may also suggest to the new owners the fences are the “boundary fence”This was the reason “No Fencing “was specified on the original plans submitted and approved and now will certainly not make the land boundaries clear to any new owners. Even now the current resident eluded to the fact stating to me the trees and banking on their property belonged to the Council. Whilst i accept the responsibility is on the individual owner to understand the boundaries on their properties the fences now erected have created areas that are unclear and i think could create potential issues with maintenance in the future that will be difficult to rectify once the developers have gone and the properties sold.

I would also say the fencing that has been erected creates another current outstanding issue.The developer Mr Coupland had been informed early in the development and had accepted was his responsibility to repair the wall and bankings that had collapsed into the brook. Since then despite several conversations with the developer and the builders no repairs or maintenance of the banking have be done. This is also despite letters and emails to and from LCC Flood Defenders Team to the developer. This covered the damage to the banking that has now reduced the water flow by nearly 50%. This is now causing erosion of the opposite banking when substantial rainfall increase the flow drastically.Now the area has been fenced it will be very difficult to access the damaged bankings with any machinery given small narrow “maintenance path created. In addition I would comment that the erection if all these fences reduces the planned car parking area. Again the main comments from the Highways Agency on the re-submitted original plans for this development was to clearly state that the number of car parking spaces must include a clear “turning circle” so that vehicles are not reversing into the highway. the fencing has reduced the agreed area so that the number of required parking spaces for this development of regulation size and a turning circle as agreed at planning will be difficult to achieve . These comments follow several emails concerning these issues already sent to RVC planning who have recently visited the site .