

**From:** [REDACTED]  
**Sent:** 04 December 2025 13:20  
**To:** Planning  
**Subject:** Planning comments - 3/2025/0878- Grindleton View, Chatburn, BB7 4BE

**⚠ External Email**

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Hi,

I have uploaded my comments twice on the portal. They do not show. Hence the telephone call to Ribble Valley today which I was told to email- it needs to be acknowledged and added before tomorrow please:-

To whom it may concern,

**Planning - 3/2025/0878/FSCASE 766052014**  
**Objection – Inadequate and Unlawful Access**

I wish to object to this planning application on the basis that the proposed development relies on access over land that the applicant does not have the legal right to use for the purposes of serving a new dwelling.

Although the applicant benefits from a [REDACTED], [REDACTED] is historically and legally restricted in scope. It does not permit the substantial intensification of use that would arise from a new residential house, nor does it provide for construction access by heavy vehicles, plant, or machinery.

1. **The access is inadequate and unsuitable for a new dwelling**

The proposed use would create a significant increase in traffic, including:

- Daily residential vehicle movements
- Visitor and delivery traffic
- Construction vehicles during the build phase

The existing right of way is not designed or appropriate for this level of use. Its physical constraints, layout, and [REDACTED] mean it is unsuitable and unsafe to serve a new dwelling.

2. **The applicant does not have [REDACTED] [REDACTED] for this intensified purpose**

Planning permission cannot [REDACTED]. The applicant has no [REDACTED]  
[REDACTED]

- Access to a new dwelling
- Intensified traffic movements
- Heavy construction vehicles or equipment

The council must be satisfied that lawful and enforceable access exists. In this case, it does not.

3. **Use of the route would [REDACTED]**

Increased vehicle use would cause:

- Noise
- Disturbance
- Loss of privacy
- Safety concerns
- Risk of damage [REDACTED]

This represents an unacceptable impact on [REDACTED]

**4. The proposal is therefore not deliverable in its current form**

Since the development relies on [REDACTED] the proposal is:

- Unacceptable in planning terms, and
- Not capable of being carried out as submitted

I therefore request that the application be refused unless and until the applicant can demonstrate a [REDACTED] Or, use the planned new entrance off Sawley Road at the very beginning of this new build. Whilst I appreciate Sawley Road is a 30 mile an hour road, so is Crowtrees Brown, in the centre of the Village where the site and access road has been created before the build. This too should be the same.

Whilst I do not object to the new build, I object to the lane being used to develop a 4th site as the lane is just for 3 houses and should remain so.

Yours sincerely

[REDACTED]