

[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 30 November 2025 14:06  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0878 FS-Case-769730705

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0878

**Address of Development:** Honfleur, 3 Grindleton View, Chatburn, BB7 4BE

**Comments:** 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 limited right of way [REDACTED], that right 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 relationship to my property mean it is unsuitable and unsafe to serve a new dwelling.

2. The applicant does not have legal authority to use the access for this intensified purpose

Planning permission cannot override or create private legal rights. The applicant has no established right [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 materially [REDACTED] and residential amenities

Increased vehicle use would cause:

- Noise
- Disturbance
- Loss of privacy
- Safety concerns
- Risk of damage to my land

This represents an unacceptable impact [REDACTED].

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

Since the development relies on an access arrangement that the applicant cannot lawfully implement, 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 lawful, suitable, and safe means of access. Or, use the planned new entrance off Sawley Road at the very beginning of this new build.

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]

[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 02 December 2025 11:36  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0878 FS-Case-770327238

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0878

**Address of Development:** 3 Grindleton View

**Comments:** Although not on the consultation list, my [REDACTED] and I share my neighbours concern that site traffic should be from Sawley road to avoid heavy lorries passing up Ribblesdale View and along Grindleton view.  
Other than that I have no problems with the development.




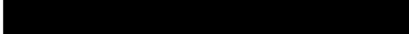
29th November 2025

To whom it may concern,

PLANNING OBJECTION-Planning - 3/2025/0878/FSCASE\_766052014

Objection – Inadequate and Unlawful Access

I wish to object most strongly to this planning application as traffic, including HGVs and tracked machines are not allowed to use the private road (known as Grindleton View) to access to a new property.

I have  ever since these 3 properties were built. I own and maintain  Access to numbers 1,2 and 3 is for owners and visitors to these properties only.

If this application for the new property goes ahead, the access will have to be off Sawley Road including all vehicles connected with the new building. If builders' traffic were given permission to use this access, tracked machines and HGVs would wreck this at present, immaculate road surface, as well as the fencing each side of the narrow road.

Yours sincerely

