

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 December 2025 13:07
To: Planning
Subject: Planning Application Comments - 3/2025/0878/FSCASE766052014 FS-Case-771030404

[REDACTED]

[REDACTED]

[REDACTED]

Email: [REDACTED]

Planning Application Reference No.: 3/2025/0878/FSCASE766052014

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

Comments: 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] 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 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 harm my property and residential amenities

Increased vehicle use would cause:

- Noise
- Disturbance
- Loss of privacy
- Safety concerns

- Risk of damage [REDACTED]

This represents an unacceptable impact on my amenity [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: [REDACTED]
Sent: 03 December 2025 21:55
To: Planning
Subject: Planning Application 3/2025/0878.

Dear Mr Taylor

With reference to planning application 3/2025/0878 Honfleur 3 Grindleton View Chatburn, I would like to make the following representations.

The three properties on Grindleton View are served by a small tarmac driveway off Ribblesdale View Chatburn.

The small driveway which is private is maintained by the residents at their own cost.

During the construction period of the detached property, I believe that driveway should not be used by any delivery or construction traffic.

The entrance to Grindleton View is not ideal for any works traffic due to poor site lines, parked vehicles and the narrow highway on Ribblesdale View.

There is also the risk of the driveway being damaged and a potential safety risk to residents.

Kind regards

[REDACTED]