

Sharon Craig

From: Planning
Sent: 16 August 2021 10:43
To: Planning
Subject: R&U Your ref 3/2021/0618 representation.
Attachments: IMG_5087 (002).jpg; IMG_4439 (002).jpg
Categories: xRedact & Upload

[REDACTED]
Sent: 16 August 2021 09:22
To: Planning <planning@ribblevalley.gov.uk>
Cc: Ben Taylor <Ben.Taylor@ribblevalley.gov.uk>
Subject: Your ref 3/2021/0618 representation.

External Email

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Dear Sirs,

I have used the email address from your letter of 30 July 2021, but Ben, since we had shared a few emails I have copied to your direct email address.

I have already had a few transactions with Jason Middleton and Rebecca Bowers and summarise my position here. Thank you for the opportunity to comment.

- 1) My main concern is the reduction in swept path created by moving the new wall beyond what a layman would [REDACTED]
[REDACTED]
- 2) There are four agricultural operators currently using this access together with the domestic properties.
- 3) The new wall has extended roughly 2.3 metres beyond the original building line leaving around 4.5 metres for the access road (a reduction from 6.8 metres). Admittedly this area was previously grassed but that still contributes to the swept path analysis for vehicles with long overhang. I have been involved with Hyndburn Council regarding a new build and they have 6 metre and 8 metre widths to accommodate larger vehicles.
- 4) The owners have maintained this grass for many years (but not to the exclusion of others) and I understand that their deeds give "ownership" to the carriageway centre, but this is a common situation and does not as I understand it confer the right to build out onto it.
- 5) For the record Back Commons at the narrowest point measures 5 metres across but this is not at a corner so this works has created a pinch point.
- 6) We have a frequent requirement to access with farm equipment and a lesser frequent but nonetheless continuous need for access for large vehicles including agricultural, HGV and articulated vehicles.
- 7) Finally a site visit will confirm that since the wall has been built the verge on the other side is being driven over which appears to be compromising the garden wall and the drain situated in the verge. This verge was previously untouched grass.

Please see the two photographs attached which I trust make the point clear.

Yours sincerely

