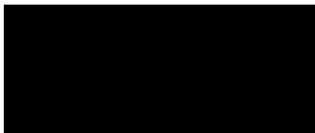
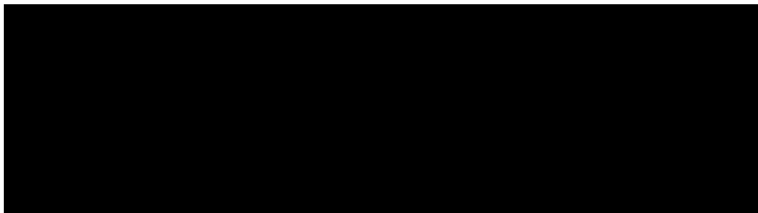


**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 04 December 2021 12:42  
**To:** Web Development; Planning  
**Subject:** Planning Application Comments - No:3/2021/1202



**Is your address in Ribble Valley?:** Yes



**Locality:**

**County:** Lancashire

**uprn:** 100010589984

**usrn:** 31800416

**ward:** E05005311

**Planning Application Reference Number:** No:3/2021/1202

**Address of Development:** Twinbrooks Barn, Upbrooks Clitheroe BB72AG

**Your Comments:** Whilst we are not objecting to this application in principal we have certain reservations regarding the following:-

- 1:-Upbrooks Lane is in need of repair and is not suitable for construction vehicles and assume the restrictions on the use of the lane will be the same as those applied to the development at Twinbrooks Farm. We are especially concerned with the possibility of vehicles reversing over the bridge adjacent to the site. Any constructions vehicles coming down the lane will severely block access for the residents, especially with the lack of passing places.
- 2: We have concerns over the RVBC waste bins at the end of Upbrooks which are barely big enough for existing for existing properties.
- 3: We would hope that adequate screening would be put in place to minimize the impact on existing properties.Screening was included in the application for the Twin Brooks business site and has yet to be implemented, plus Trees planted as a screen on the Ultraframe development have recently been trimmed to a point where they no longer provide screening..