

[REDACTED]

From:

Sent:

[REDACTED]
25 August 2022 09:22

To:

Subject:

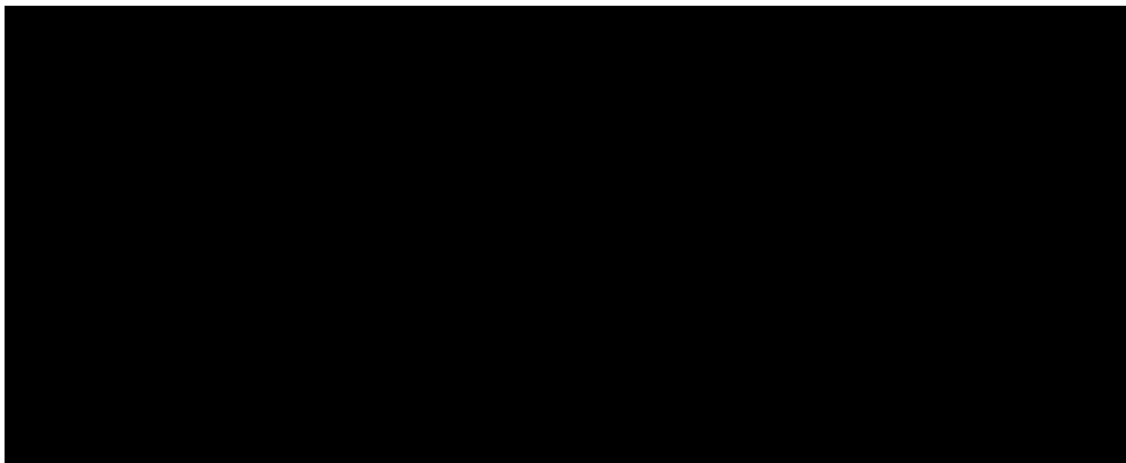
[REDACTED]
FW: The Warren - planning app ref 3/2022/0469

Attachments:

image.png; letters%20of%20support%20from%20neighbours.pdf; Image.png;
letters%20of%20support%20from%20neighbours.pdf

Categories:

To Upload



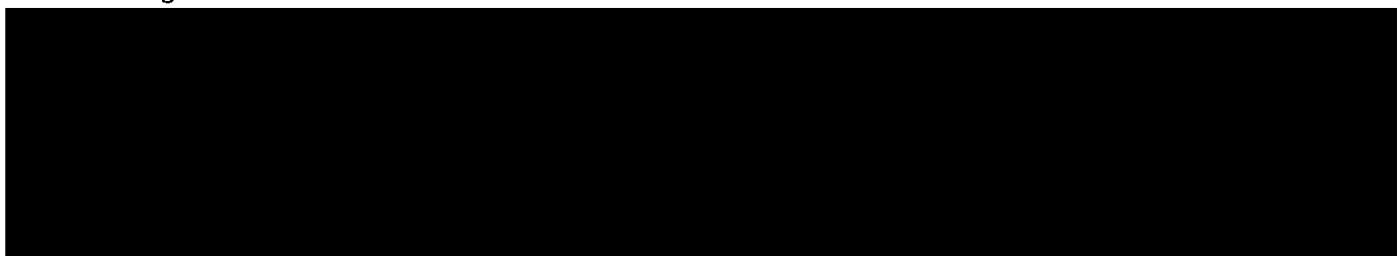
Ribble Valley
Borough Council

www.ribblevalley.gov.uk

 @RibbleValleyBC

From:

[REDACTED]
Sent: 24 August 2022 17:11



Subject: The Warren - planning app ref 3/2022/0469



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Councillor,

My name is [REDACTED] and I have made an application for a proposed development at the Warren, Hurst Green. My application ref 3/2022/0469 has been recommended for refusal but I am writing to you for approval as a similar dwelling was passed in May 2022 (see below).

We have been aware for some time now that there is a local need for high quality bungalow type properties for people aged over 55 & are proposing 3 x self build bungalows to be available to people aged over 55 only who are currently living in the Ribble Valley in order that their existing properties become available to satisfy the existing housing needs.

The properties which have established access and services, will be single storey bungalows and landscaped in order to not be an eyesore on the landscape, in any event they are in an area of infill which is surrounded on three sides by existing dwellings.

We have a large number of letters of support in favour of our application from residents living near Yewbarrow. [REDACTED] purchasing these building plots. Since putting our application over [REDACTED] people have approached us from the village.

There have been questions raised regarding the historical wildlife on the proposed construction site. At the time the Warren was constructed in 2011 the area of the current proposed construction was cleared and the only trees and bushes on the site are of low quality and have self germinated since then.

The settlement boundary in this specific case does not reflect the situation on the ground where the proposed development site is almost completely surrounded by existing housing. The boundary is a throwback to the situation before the new housing was built to the south east. The protection afforded by open countryside in this case is now unnecessary and I believe this anomaly will be regularised as part of the local plan review. As such it would be entirely reasonable for the Council to conclude that the benefits of the over 55 self build bungalows outweighs any limited harm to open countryside in this specific case. This would not set a harmful precedent as there are few if any similar situations in the Borough.

The established woodland to the rear of The Warren will not be affected by this proposed development.

We will be recommending the services of local construction companies in order to create local employment over the next year or so during which time there may be a need for jobs if as predicted we fall into a recession.

We refer to planning application number 03/2021/1042 in which a similar plot of land was outside the village boundary but adjacent to the boundary. This application was recommended for refusal, however, due to its location in a position of infill similar to our own application, was approved for acceptance in May 2022.

Please feel free to visit the site should you wish to, there are no restrictions to access.

Thank you for taking the time to read this email.

Kind regards

[REDACTED]

Letters of support attached.....

Fwd: Planning

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 23 March 2022 at 10:05:52 GMT
To: [REDACTED]
Subject: Planning

To: Ribble Valley Borough Council - Planning Dept

Tim & Lisa Quinn-Jones. The Warren. Hurst Green

We understand that the above named are applying for planning permission for 2 or 3 bungalows aimed at the over 55's within the curtilage of their existing house known as The Warren. As [REDACTED] of theirs on the new estate also known as "The Warren" we are writing to support their application and to say that we have no objections whatsoever.

The new estate comprising 30 new houses was completed some two years ago & the proposed new bungalows would not be out of character for the area at all. Moreover the site of the proposed bungalows is largely obscured by the existing house known as "the warren" .

We have know [REDACTED] for almost [REDACTED] in which time they have been a big asset to the village - providing food as a gesture of goodwill for neighbours They were a huge asset especially during lockdown carrying out shopping for elderly or vulnerable neighbours. Nothing is too much trouble for them. They would be sorely missed if they have to move from the village

We trust you will give this application your sympathetic consideration please.

Yours sincerely

[REDACTED]

[REDACTED]

Fwd: Planning request

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 18 March 2022 at 22:28:11 GMT
To: [REDACTED]
Subject: Planning request

To whom it may concern,
We are residents of Hurst Green and are writing in support [REDACTED]
application for one or two bungalows for the over 55s on [REDACTED] land at the Warren. We
have known the family for 10 years plus and they have always contributed to the
community. We met them [REDACTED] where [REDACTED] always helped out with [REDACTED]
events and her and her children have always looked after the elderly in the village,
inviting them to their house for meals and shopping for them and baking for them.
[REDACTED] were especially involved in supporting the elderly and infirm
during the periods of lockdown during covid. We feel their bungalow request makes
sense for the family as they want to downsize as their children are older and one
[REDACTED] they need a smaller property to maintain but still on [REDACTED] own
land with the views they so love. Viewed against the backdrop of the permission
granted for a full housing estate right in front of [REDACTED] property, we can only
suggest 2 bungalows for the over 55s are seen as a small request. The [REDACTED]
[REDACTED] are passionate about community and also the local fauna and flora, they
let people from the community enjoy [REDACTED] wildflower meadow and one of the
recordings made there is logged as the most northerly recorded European bee
called a wolf bee confirmed by a county recorder [REDACTED] I'm sure [REDACTED]
wildlife patch albeit smaller will continue to be of interest to the community when
[REDACTED] bungalows are built.

Yours sincerely

[REDACTED]
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Fwd: Planning for 3 Bungalows

Sent from my iPhone

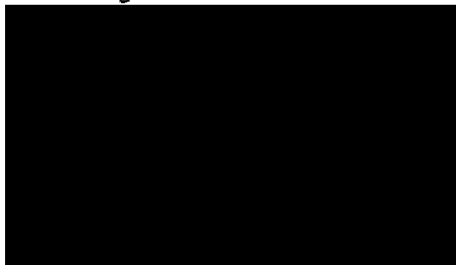
Begin forwarded message:

From: [REDACTED]
Date: 25 March 2022 at 13:10:36 GMT
To: [REDACTED]
Subject: Planning for 3 Bungalows

Hi Lisa

Just to let you know that we have no objection to the planing application for the 3 bungalows behind Bilsberry Cottages subject to more detail drawings regarding positions and roof heights.

Kind Regards



23rd March '22.

To whom it may concern.
The Planning Department.
Ribbles Valley Council.

Dear Sir,

My [redacted]
[redacted] of [redacted]
[redacted] have a large plot of
land, largely natural and "wilded"
surrounding [redacted]. They now
feel that they would like to do
something with this land, allowing
others and themselves to have the
pleasure of it.

[redacted] feel it would be
an ideal situation for two or three
small bungalows, for people over the
age of fifty five, which are much in
demand, but rather scarce in the
Ribbles Valley. Therefore, as [redacted]
recently [redacted]

[redacted] development, where the few
small bungalows were snapped up
in no time, may I ask the

planning department to look favourably on [redacted] application when it is submitted. I'm sure my neighbours and I would be delighted to welcome new residents into our charming community. The land is skirted by the popular "Tolkien Trail" and adjoins open grazing for sheep and lambs.

My concern is that [redacted] should [redacted] in the future, decide to sell [redacted] a developer might come along and build another large settlement, which would be detrimental to the locality, particularly to St. Joseph's school playing field, to the peaceful rural location and the farming aspect of the area. I feel sure that Ribbles Valley Council would not be happy for this to happen.

Therefore, may I re-iterate my request that [redacted] plans are looked at sympathetically, which I feel will add much to the already popular village of Hurst Green.

Yours faithfully,
[redacted]

[REDACTED]

Dear Sir

I write with regards to the proposal of 1,2 or 3 bungalows requesting planning consent on the disused land adjacent/aside to north of the property owned by [REDACTED]
[REDACTED]

We understand that the northern boundary fence (currently right-facing their existing home) is to continue its current trajectory; upwards in a straight line and that the planning of the above mentioned 1,2 or 3 bungalows would then be on the lower part of the current waste land to the north of this.

With no view impingement to [REDACTED] we would then heartily support such a proposal. Indeed, the land in its current state is barren and serves no purpose.

Without prejudice

[REDACTED]

[REDACTED]

[REDACTED]

Re: The Warren, Hurst Green

To whom it may concern,

This is to register our support for the planning application to build 3 bungalows on land at the Warren, Hurst Green.

This land has been overgrown, unsightly scrub for as long as I can remember. It has always been a 'no-go' area for villagers. The occupant of the previous property would meet any incursion (there was a big crop of blackberries to be had) with angry abuse of the 'get off my land' variety. The current owners are very genial and friendly and play a large part in village life. The same brambles and undergrowth now make the land largely inaccessible.

From a geographic point of view it makes sense for it to be included within the curtilage of Hurst Green village, particularly following the new development at Jumbles View. On the current plan of the Hurst Green curtilage it appears as an anomaly that this land is not included.

The Jumbles View development is now a delightful addition to our village and we have every reason to believe that the proposed Warren development will be the same.

We are Hurst Green [redacted]. The proposed development is an ideal opportunity for us to [redacted] and stay in the village. Our current property [redacted] which we now rattle about in [redacted].

This property would be released for use as a family home should the Warren development transpire.

Yours Sincerely,

[redacted]

Sent from my iPhone

[redacted]