

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 September 2023 15:41
To: Planning
Subject: Planning Application Comments - 3/2023/0152 FS-Case-548565288

[REDACTED]

Planning Application Reference No.: 3/2023/0152

Address of Development: Highcroft Painter Wood Whalley Old Road Billington BB79JD

Comments: To whom it may concern

In reference to the planning application number 3/2023/0152 i would like to express my objections for the following reasons

Since [REDACTED] have lived at our property [REDACTED] Highcroft has been in a poor state of repair, attempts have been made to modernise the property however it has remained an eyesore which [REDACTED] have to look at everyday, there was an attempt to construct an elevated extension to the property which came to an abrupt end, this i have been informed was because they did not have the required planning permission. The extension would have [REDACTED] [REDACTED] allowing [REDACTED] no privacy at all. I am mindful that the current property is in need of a great deal of work, i do not wish for further work to commence which may not be completed or even worse have to put up with two properties being built at the same time.

The entrance to Highcroft is a public right of way, i can not imagine for one minute that the entrance is big enough to accommodate the heavy plant machinery which would be needed for the construction of the proposed detached house without causing major disruption to the narrow entrance and therefore causing damage to the [REDACTED] [REDACTED]

Whalley old road itself is already in a poor state as there hasn't been any significant maintenance carried out in the time [REDACTED] have lived here, the road edges are already crumbling due to the heavy amount of traffic which uses the road, heavy plant machinery will only make a defected road surface even worse.

There are already significant parking issues at the entrance to Highcroft due to the narrowness of the road, it is used by local residents for parking and by visitors of the residents on Painter Crescent. This creates a bottleneck making it almost impassable for larger vehicles, [REDACTED] have had [REDACTED] damaged since living here as [REDACTED] have to rely on street parking. A construction site will no doubt add to this problem.

The construction site would have a significant impact to the natural boundaries of the property including the reduction of trees, shrubs and hedgerows, i have been made aware that the occupant has previously made attempts to have the local perfectly healthy Ash tree removed the local community intervened and a temporary tree preservation order has now been placed on the tree. This all adds to the ever increasing decline in wildlife and bird life in the area due to all the recent housing developments the local area has seen.

Lastly i am concerned what impact the proposed site work would have on the row of cottages [REDACTED] there is a significant amount of water which comes from the nab and the fields directly behind Highfield and there are natural

springs and water courses which run under the cottages, there have been previous issues with subsidence in the area [REDACTED] is one example) without the weight of further properties being built which would probably lead to further properties being affected.

Due to all the above points I strongly object to the application being passed and would be grateful if you would keep all the local residents informed of the outcome and any further consultations in respect of Highcroft.