
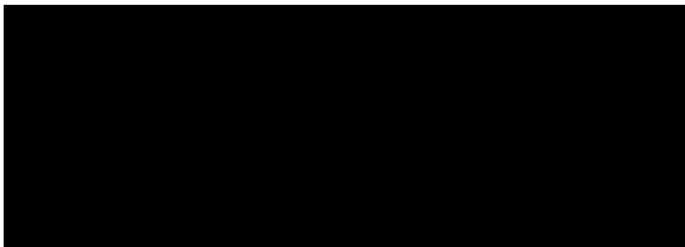


SK

From: [Redacted]
Sent: 05 July 2023 16:40
To: Planning
Subject: Application 3/2023/0407

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Ref. Application 3/2023/0407

To whom it may concern,

We have recently been made aware of the proposed building of two substantial houses at Glen croft, Pendle Ave, Chatburn. The Application reference above refers.

It has further come to our attention that the planned route for demolition waste (existing property), construction materials, plant machinery, building contractors etc is via Kayley Lane.

There are a number of reasons, as listed below, why this application should be refused.

1. Kayley Lane is an unadopted single track lane which is clearly unsuitable for heavy goods vehicles, which will be taking away demolition waste and bringing building materials and plant machinery.
2. Kayley Lane is difficult at the best of times, to enter or leave from on Downham Road. A large amount of disruption will be caused and there is a strong possibility of damage to parked cars as has happened frequently before.
3. Kayley Lane is part of the Chatburn circular walking route and is frequented by walkers. The narrowness of the lane and the presence of large vehicles will put pedestrians at risk as there are no safe passing places.
4. Residents who drive their cars on Kayley Lane will be in direct conflict with large commercial vehicles. As stated there are no passing places on Kayley Lane.
5. Kayley Lane is an unadopted road and therefore the surface is not maintained at public expense. The large numbers of heavy vehicles expected to use the lane will course damage to the surface. The road surface is already in a poor state of repair and will only be made worse.
Who will be making good the road surface? Will it be upto local residents to foot the bill and repair the surface?
6. [Redacted] Heavy large commercial vehicles have great difficulty in negotiating the bend there. So much so that damage has been caused on a number of occasions [Redacted] in the past with no one stopping to accept liability.

This list is not exhaustive and has been compiled based on recent experience when 'The Willows' was built. 'The Willows' is another substantial, detached house at the bottom of Kayley Lane. Reassurances were given prior to the build by the owner/contractor of that property that certain conditions were to be put in place to mitigate any potential problems. These conditions were the same as those in those in this application. Once permission was granted none of the conditions were abided by. When drivers or contractors were approached the response was either of verbal abuse or ignorance. When damage was caused no one accepted

liability. When the Ribble Valley Council were contacted about these issues their only response was that the complaints were duly noted. Nothing however changed.
For reasons above I believe that this application be refused.
I am available for further discussion if necessary.
Please notify me when this letter has been received.



Sent from Mail for Windows

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 July 2023 09:54
To: Planning
Subject: Planning Application Comments - 3/2023/0407 FS-Case-528546061

[REDACTED]

Planning Application Reference No.: 3/2023/0407

Address of Development: Glencroft, Pendle Avenue, Chatburn. Bb7 4ax

Comments: I understand that two substantial houses are to be constructed at the location above. I'm also led to believe that the route to the building site for the builders, their tools and machinery and materials is via Kayley Lane.

[REDACTED] I strongly object to this proposal for a number of reasons.

When The Willows was built some years ago the heavy traffic using were unsuitable for Kayley Lane and very often failed to negotiate the bend at our location and caused damage [REDACTED] Predictably no drivers came to admit liability.

Driving onto and off Kayley Lane was frequently impossible due to heavy vehicles coming off Downham Road and causing obstructions.

Kayley Lane is an unadopted single track lane with a loose surface. The lane will inevitably be damaged by the heavy vehicles and it's repair will have to be undertaken by residents.

Previously the lane was obstructed by construction vehicles making it impossible for residents and emergency vehicles to get through.

Other observations can be made regarding the suitability of Kayley Lane for the proposed build.

