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Sent: 29 March 2021 12:35

To: Planning <planning@ribblevalley.gov.uk>

Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 24540

Form: Planning Application Comments Form

Completed: 29/03/2021 12:34:56

Status: Pending

USER DETAILS

Site user

email: [REDACTED]

USER INPUTS

title: [REDACTED]

LastName: [REDACTED]

firstName: [REDACTED]

numberName: [REDACTED]

postAddress: [REDACTED]

postCode: [REDACTED]

refNo: 3/2020/1037

addDev: Seed Hill (Land to the rear of Grove Square) Malt Kiln Brow Chipping PR3 2GP

comments: These comments relate to application reference 3/2020/1037 and are submitted on behalf of [REDACTED] [REDACTED] who wishes to object to this planning application. As shown on the on-line RVBC application portal page for this application, the owner of [REDACTED] has not been notified of the application despite all other neighbouring residents receiving a consultee letter. I am also not aware of a site notice being erected for this application and it is requested that these points are rectified and the consultation period extended accordingly. The application relates to the proposed erection of a single storey building to be used as a holiday lodge and creation of new

vehicular access off Malt Kiln Brow. Whilst Policy EC3 of the Core Strategy confirms that proposals which strengthen the visitor economy of RVBC will be encouraged, the application site is severely constrained and the negative impacts of the proposals would significantly outweigh any associated benefits. The site in question slopes severely with the land rising from Malt Kiln Brow where an existing retaining wall is present in order to facilitate the highway. As confirmed by the comments from Lancashire County Council the applicant has not demonstrated that access can be safely taken from Malt Kiln Brow. The drawings do not adequately evidence that the required visibility splays can be provided due to the presence of the slope and the retaining wall height. Additionally, the proposals fail to show how a vehicle could enter and exit the site in a forward gear due to the lack of forward vision and a turning area. It is also unclear how construction traffic would enter and facilitate the development. As currently shown the access is unsafe with limited evidence that this can be adequately rectified and the application should be refused on this basis.

██████████ is a Grade II listed Building and the listing entry is clear that this includes "its associated mill ponds retaining walls, outflow and stone-built leat". The proposed access point and visitor parking space would be clearly visible in the context of the Mill, particularly for those travelling in a south easterly direction down Malt Kiln Brow. This element of the proposal would clearly impact on the setting of the Grade II listed Mill and the associated mill pond and retaining walls. It is therefore clear that there are major issues with the proposals conflicting with national and local policy on road safety and heritage protection, and the application should be refused on this basis.