

Mr Adam Birkett
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA



21st April 2021

Dear Mr Adam Birkett

Planning Application No:- 3/2021/0242

Proposal Outline for up to 2 two storey dwellings.

I would like to submit my objection to this proposal and will outline my main objections.

1. This dwelling proposal is subject to a legal challenge about the right of access to Glencroft. As a group of residents, we have instructed a solicitor to liaise with Chatburn Developments to prove that they have access to Glencroft over Pendle Ave. It is our firm belief that even whilst an easement maybe present due to the tenure of use, it is for 1 dwelling only. This new proposal would subject the easement to 4 dwellings which is not in line with the easement.
2. The planning outline states that this will be in line with the proposed planning of the 2 new houses on Glencroft which are not 2 storey but 3 storey.
3. In the planning and access statement, Chatburn developments state that it will not have any detriment for highway safety, parking or a strain on the local amenities. It also states that 'The proposed development is accessible on foot and has convenient cycle and public transport links which means the future occupiers of the two dwellings proposed will not have a reliance on a private motor vehicle.' This statement clearly bares no consideration to the villagers of Chatburn who know how much strain has been put on the roads, school and surrounding amenities, let alone to the residents of Pendle Avenue.
4. Pendle Avenue is an unadopted road which is a private road and does now have the privilege of being wide enough for thoroughfare traffic. To have an additional four houses built will cause a highway issue, danger to local residents, danger to children and most of all the road was not built to have so much traffic, hence the reason it is a private road for residents to park their cars.
5. The nature, extent and size of the buildings is not in keeping with the surrounding area. The plans are excessive, and do not reflect the Ribble Valley Core strategy of providing affordable housing indeed in the 2012 Ribble Valley document on Housing Needs it stipulates that Chatburn had a mean income of £32,843, an average house price of £221,496 which was a mean of 6.7. This is 10 years ago, surely this has changed and the Ribble Valley should now have a new version of housing needs, is it right that 2 more large houses are built in a village that has had it fair share of building and actually needs more local affordable housing. My own children would not be able to afford a house in Chatburn and are being pushed out of their childhood village due to rising costs!
6. There is also the environmental proposal to move a public footpath, potential flooding issues, changing the beauty of the brook by building a bridge over it, the Mormon Baptism site.
7. There is also the fact that the previous Council conditions for the passed development on Glancroft have not been met. The Council asked the developers to stipulate 9 conditions about the previous proposal as there are concerns about the construction of the 2 dwellings already. How will

construction vehicles park, turn? The Council is aware of the issues of constructing the 2 large dwellings in the area and no clear arrangements have been made. Adding 2 more dwellings will only add more problems and raise further questions about the ability to build these dwellings in such a small space with limited access.

8. Finally, I do not believe that developers have given good conscience to this proposal, have sought to change the natural beauty of the fields and will spoil, not add to the village of Chatburn.

With all of the points raised, I would strongly and vehemently object to the proposal and ask that you visit the site, take in the view and how this will detrimentally affect the village, residents and reputation of the planning.

Yours Sincerely

A solid black rectangular box used to redact the signature of the sender.