

From: [REDACTED]
Sent: 04 May 2021 22:05
To: Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application No:- 3/2021/0242

Dear Sirs,

I am writing to express my objection to the above planning application for up to 2 two storey dwellings on land to the rear of the current dwelling known as Glencroft, off Pendle Avenue, Chatburn. I am doing this in the hope that by the time this email is reviewed, the local elections will have taken place & the council will have a different make up, with councillors who are prepared to do what they have been elected for & represent the views of the residents of their constituency. Sadly, this was not the case when myself & a number of other local residents made objections to a similar proposal for two large dwelling to the front of Glencroft. It appears that in that case, the greed of a developer who does not even live within the constituency, was given preference over the desire to protect the village, it's wildlife & beauty, as well as the legitimate rights of local residents.

My main objections, now, as previously, were the risk to wild life and the essential beauty of this corner of the Ribble Valley. The land on which the development is proposed is not only a site of beauty but has religious significance as used by the Mormons for ceremonies, which I assume are similar to baptism. More importantly, this land is home to a number of native species of flora & fauna, some of which are rare. There is at least one Tawney Owl (possibly a breeding pair) living in this area & more seriously, a colony of bats use the current dwelling as a summer breeding/maternity roost. Bats, as you know, are a protected species & the proposal to demolish the current bungalow would be to destroy part of their habitat, which I believe would be an illegal act.

The developer appears to show little respect for legal matters as they have shown when asked by the council, after the last planning application & also by the residents of Pendle Avenue, via a solicitor we have engaged at our own expense. Pendle Avenue is a private, unadopted road, which crosses the land within the legal boundary of each of the dwellings along the Avenue. We have been told that the previous owner of Glencroft had, many years ago, agreed an easement to allow him vehicular access across these patches of private land to the dwelling that he had built. This easement was for one bungalow & did not allow for the volume of traffic that will regularly use this route if a total of four large (four bedroom) residences are to be constructed on this piece of land. I believe that after the previous planning application, the council requested that Chatburn developments produce their evidence of such an easement & I have been told that this has not been produced. Similarly, our solicitor has now written two letters requesting this evidence & the developer has declined to even acknowledge these letters.

As the legal owners of the land that comprises Pendle Avenue, who are totally liable for the upkeep of that road, we feel strongly that our rights are not being upheld by the council & granting permission for a further two large residences, whose only access will be across our land, will only violate those rights further.

The greatest impact would be felt during the construction phase with heavy traffic using Pendle Avenue daily for a number of months. However, the lasting effect would be the damage to the community & surroundings of the village of Chatburn, with extra pressure on through traffic, parking & schooling. The Ribble Valley is a largely undiscovered gem of the British countryside & the Borough Council have a duty to protect that beauty. If they are going to exploit it, let that be for the purpose of tourism with all the benefits that can bring to the area, as opposed to the damage

potentially caused by creating four large dwellings which do nothing to meet the stated aims of providing more affordable housing in the area.

With all of the points raised, I would strongly object to the proposal and ask that you honour your commitment to the people of the local community, who will have elected you & paid for you through our council tax etc.

Yours faithfully,

