

From: [REDACTED]
Sent: 03 May 2021 20:26
To: Planning <planning@ribblevalley.gov.uk>
Subject: Comment on a Planning Application

Planning Application No: 3/2021/0242

Grid Ref: 377138 444025

Location: Land to rear of Glencroft, Pendle Avenue, Chatburn, BB7 4AX

FAO Adam Birkett,

I am writing to strongly object to this latest planning application to build an additional 2 dwellings on the above site. Pendle Avenue is an unadopted private road, and as such the responsibility of maintaining the good condition of the road is solely at the expense of the residents.

It is my understanding that access using the private road to Glencroft is for one dwelling only. At the previous meeting it was said that 'access is access'. I would say that conversely one dwelling is one dwelling and for this reason a further 2 properties should not be approved. I would also like to say that the council has been misled and deceived in allowing the first application for 2 dwellings and so not only should this new application be denied but the initial approval for 2 dwellings should also be reversed.

May I also suggest that it would be wise for the panel to visit Pendle Avenue to assess how narrow the entrance way is to Glencroft and how close the privately owned grass area is to the entrance where children regularly play. The entrance cannot be widened as this would encroach on the private land owned by the residents. As a general guide anything larger than a Luton van struggles to make any deliveries to the houses so it beggars belief how construction traffic will be able to gain safe access.

At our own expense we are challenging the access through a solicitor but the developer has not responded to our objections. For this reason we have had to send a second letter, again at our own expense pursuing a reply. As a Director of my own Company I consider the treatment by the developer as ignorant and proof that they care little about the resident's concerns on Pendle Avenue and the negative impact the extra traffic from 4 new dwellings will have on the condition of the private road.

