

**From:** [REDACTED]  
**Sent:** 01 May 2021 15:47  
**To:** Planning <[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)>  
**Subject:** Fao: Mr. Adam Birkett

RVBC [REDACTED] Council  
Offices Chatburn Church [REDACTED]  
Walk Clitheroe Clitheroe [REDACTED]

BB7 2RA

01/05/2021

Your reference: 3/2021/0242

Dear Mr Birkett,

Re: PROPOSED DEVELOPMENT: 2 two storey residential dwellings, Glencroft Pendle Avenue, Chatburn, BB7 4AX.

With reference to the above proposed outline application, I write to record our formal objections to the proposed development of 2nr detached dwellings for the following reasons;

1. The massing of the proposed development is excessive and is not in keeping with visual amenity afforded by the existing single storey dwelling.
2. The proposals constitute an overdevelopment of the existing site which currently only accommodates a single bungalow.
3. The proposal is a single point of access and egress onto Pendle Avenue which is an unadopted private road, the use of which is not supported, endorsed or permitted by the 21 individual owners of the properties which comprise Pendle Avenue.
4. The road is not in a sufficient state of repair to sustain the inevitable amount of construction traffic associated with the proposed development and the owners will not permit the use thereof in pursuit of this application.

5. Pendle Avenue has a weight restriction of 7.5 tonnes, making the proposed development of these properties virtually impossible and would cause large volumes of traffic down a narrow private road. A road that was only intended as access for private vehicles not a large numbers of heavy site traffic vehicles.
6. To date the developer has yet to satisfy the conditions stipulated in the initial planning application for the first 2 properties granted, no suitable traffic management plan from the developer has been passed, highlighting the inadequacy of Pendle Avenue as an access road for the development.
7. The development will lead to more than a 100% increase in the amount of vehicular traffic which will lead to potential road safety to the residents of Pendle Avenue.
8. Currently there is an ongoing dispute between the developer and the residents in respect of access rights to more than one dwelling, that to date after numerous solicitors letters to the developer have gone unanswered. Should the access rights not be suitable the initial 2 dwellings could not be erected and therefore a further 2 dwellings also couldn't. The developer is yet to produce the document he believes shows his right of access, at no point through the legal process has he tried to communicate with Pendle Avenue residents.
9. We are curious as to whether the applicant has misled councillors when stating he had a right of easement across Pendle Avenue, this easement has yet to be proven or materialise, even when asked by the solicitor acting on behalf on Pendle Avenue residents
10. The proposed development is situated in a Zone 3 flood risk area.
11. The proposed new development would involve access over an existing stream. A stream that hosts a plethora of wildlife and aquatic creatures. It is yet to state in the application what or if any measures would be taken to ensure the safety and maintenance of local wildlife habitats.
12. The proposed new planning application would see the need to re-route a well used and loved public footpath, a footpath that walkers have enjoyed the use of for many years.
13. The area of Chatburn has already met its quota for new houses, with each of these falling out of the affordable housing category. This goes against the ethos of Ribble Valley Council in providing affordable housing for local people.

In view of the above, I wish to record our strong objection to the proposed development.

Yours faithfully

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

Sent from my iPhone

