

Mr A Dowd, Planning Officer ,
Ribble Valley Borough Council,
Church Walk Clitheroe.
Lancashire BB7 2RA

4th May 2021

RE Planning Application No: 3/2021/0280 Grid Ref. 377760 451247 .

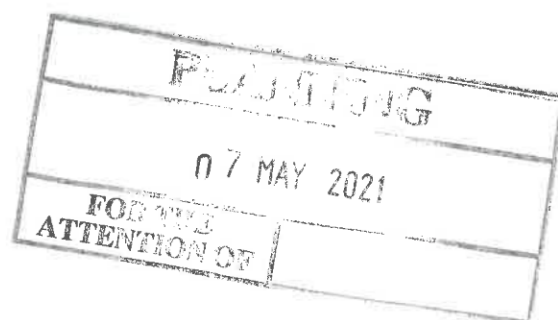
Proposed conversion of barn to two dwellings and conversion of agricultural buildings to provide home office space and garages

Dear Mr. Dowd,

Subsequent to our recent telephone conversations I now enclose a document detailing our objections to the above referenced, proposed conversions. We as neighbours of Mr and Mrs Holt ,have lived in the former [REDACTED] since 2003 and have enjoyed a warm and friendly relationship with them. The other neighbours are either related to Mr & Mrs Holt (Daughter) or are tenants, so we represent the only independent freeholder with an interest in the immediate vicinity.

It has come as a great shock and disappointment to us that we have had no warning or informal consultations with Mr & Mrs Holt with regard to this proposed major change to the Newhurst residential hamlet.

Yours sincerely [REDACTED]



Document prepared by [REDACTED]

The objections we wish to register, with regard to the planned development, centre on the following issues:-

Privacy

The siting of the conversions directly impact the privacy of the garden area to the rear of [REDACTED] (Photos attached). All the buildings will have clear sight into the main garden and terraces of the [REDACTED]. As can be seen in the zoomed photo taken from in front of the proposed conversions (Photo 1), they have a clear view of our patio dining area which we use regularly in the summer. A more obvious invasion of privacy would be hard to think of.

We have spent the last 18 years, installing drainage, landscaping, building steps and walling, planting hedging and trees/ bushes to create quiet, private spaces in our main garden. This work will be destroyed by these conversions. Mitigating the impact of a 3 storey building sited on the top of a hill above your garden is not easy.

We would ask that existing trees and bushes that occupy the ground between the proposed conversions, and Newhurst House & Barn should be future protected to be neither cut down nor thinned to compromise the partial screening effect in protecting the privacy of the latter properties.

Security

We have been unable to ascertain what limitations there would be associated with the use of the proposed office space. We are therefore left to assume that it will be either associated with the residential properties, or be rented out to external enterprises or interests. We would have concerns regarding security for the entire residential group of buildings as a whole new visitor population would, for the first time, gain legitimate access and familiarity with the properties. We would have to for the first time consider installation of security systems/ cameras at significant cost.

Access and Traffic

Access to the site is far from ideal (contrary to the views of the consultant employed by Mr & Mrs Holt.)

Anna Lane is a narrow single track lane (The safe speed is 20-25mph) with steep hills and 90 degree bends that become impassible in winter snow storms. It has passing areas that are some distance apart and reversing, to allow free passage to others, is a frequent occurrence. High hedging on both sides of the road means that there is little opportunity to see oncoming traffic before it is on top of you. Incautious drivers have on numerous occasions had head on accidents. Access to Anna Lane is compromised 2-3 times each year by flooding on the Settle Road, at the junction of Settle

Road and Barrett Hill Brow, and at Sawley.

The narrow track from Anna Lane to the Newhurst hamlet is just short of ¼ mile . Access by heavy vehicles is occasional (by provender lorries) however it should be noted that the council refuse disposal vehicles will not access the site and we , the occupants have a weekly trek with wheelie bins to the meeting with Anna Lane. Delivery vehicles to a building site (whilst not a valid concern for planning consideration, may prove to be very difficult.

The increase of traffic on Anna Lane has been a concern of recent times. The development of two new residential properties (3 & 4 bedrooms respectively) with associated office space and businesses would be expected to add some 5 -8 additional vehicles and an unknown amount of traffic. Commuter times on Anna Lane are already difficult and consideration will have at some time in the near future widening of that access .

As for the impact of this additional traffic on the Newhurst lane down from Anna Lane this would become a major problem and passing points would need to be added . Use of grass verges to pass is frequent which is risky in soft ground weather.

Disposal of sewerage

Sewerage from [REDACTED] is currently by output to a septic tank that is sunk into a field below the Newhurst hamlet. Maintenance cost of this is shared on an occasional and friendly basis with Mr Holt. We would need to be informed if this facility is to be used for additional properties, so that this arrangement could be continued on an equitable basis .

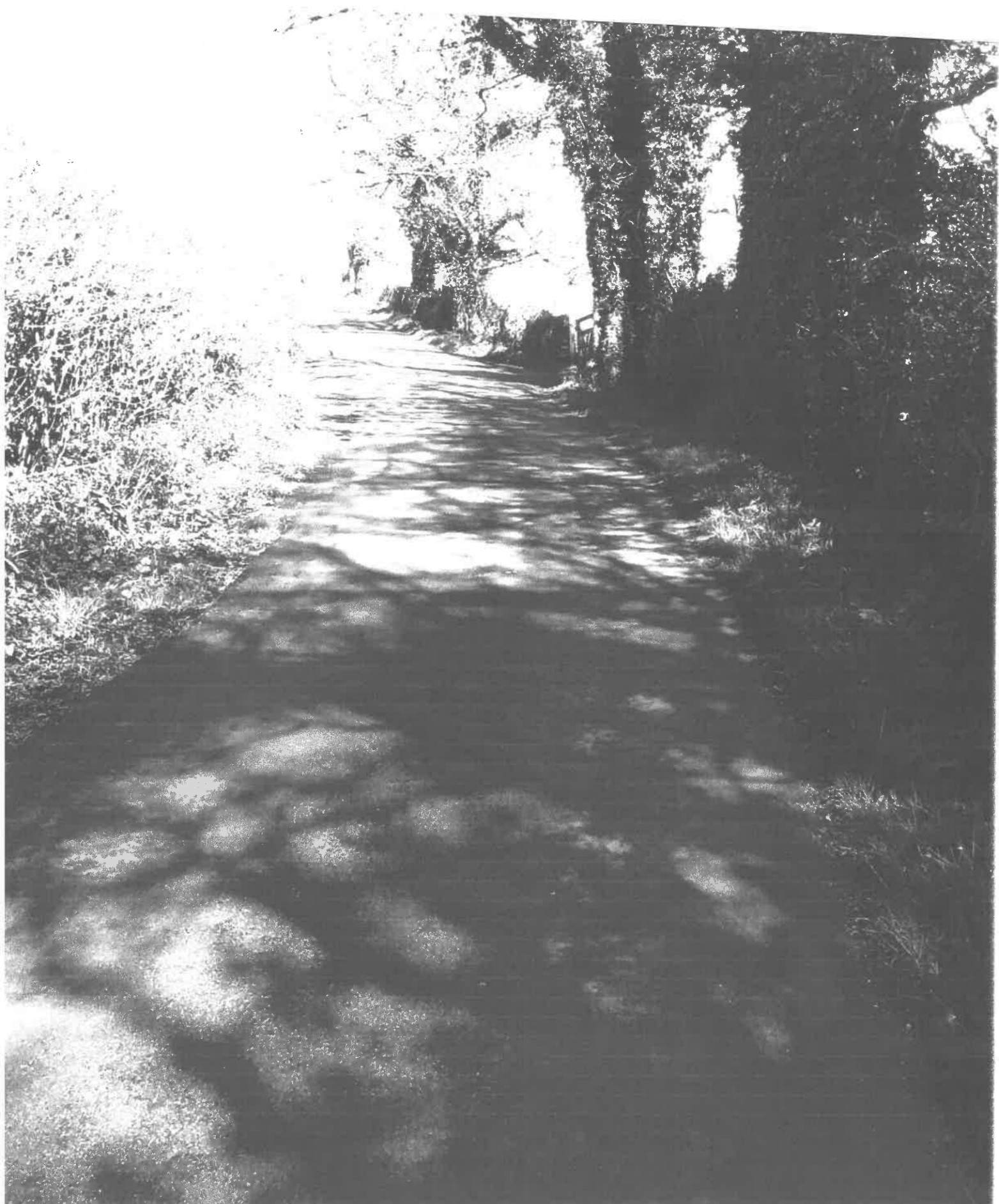
Photograph 5.

The access lane to the Newhurst properties from Anna Lane seen at the wall at the top of the picture. Both verges are grass and extremely soft in winter. There is no passing pull-in.



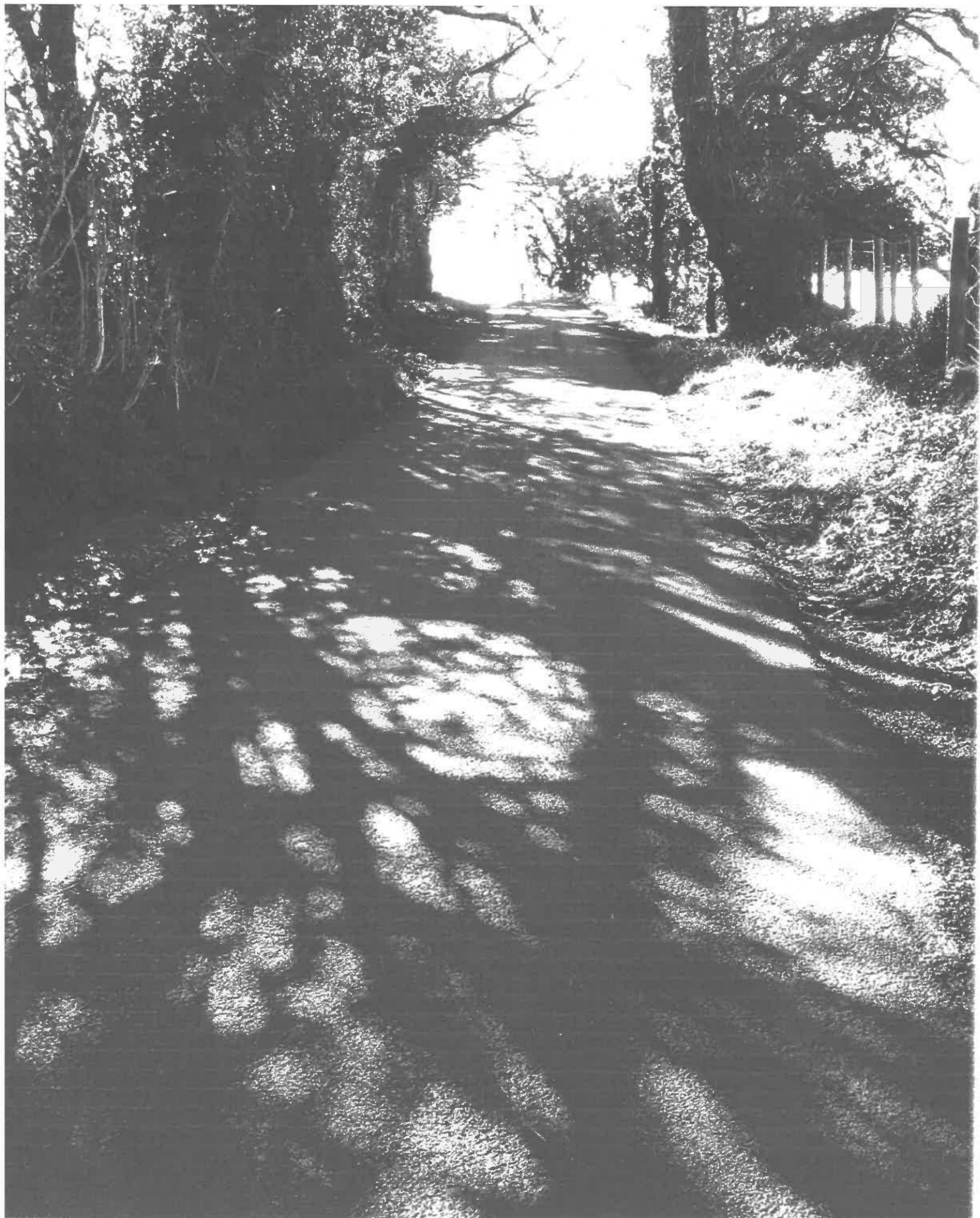
Photograph 4.

The start of the long steep hill (about 300metres long) outside the entrance to the Newhurst properties. This lane is not gritted in winter and is impassible to normal road vehicles with moderate snowfall



Photograph 3. 

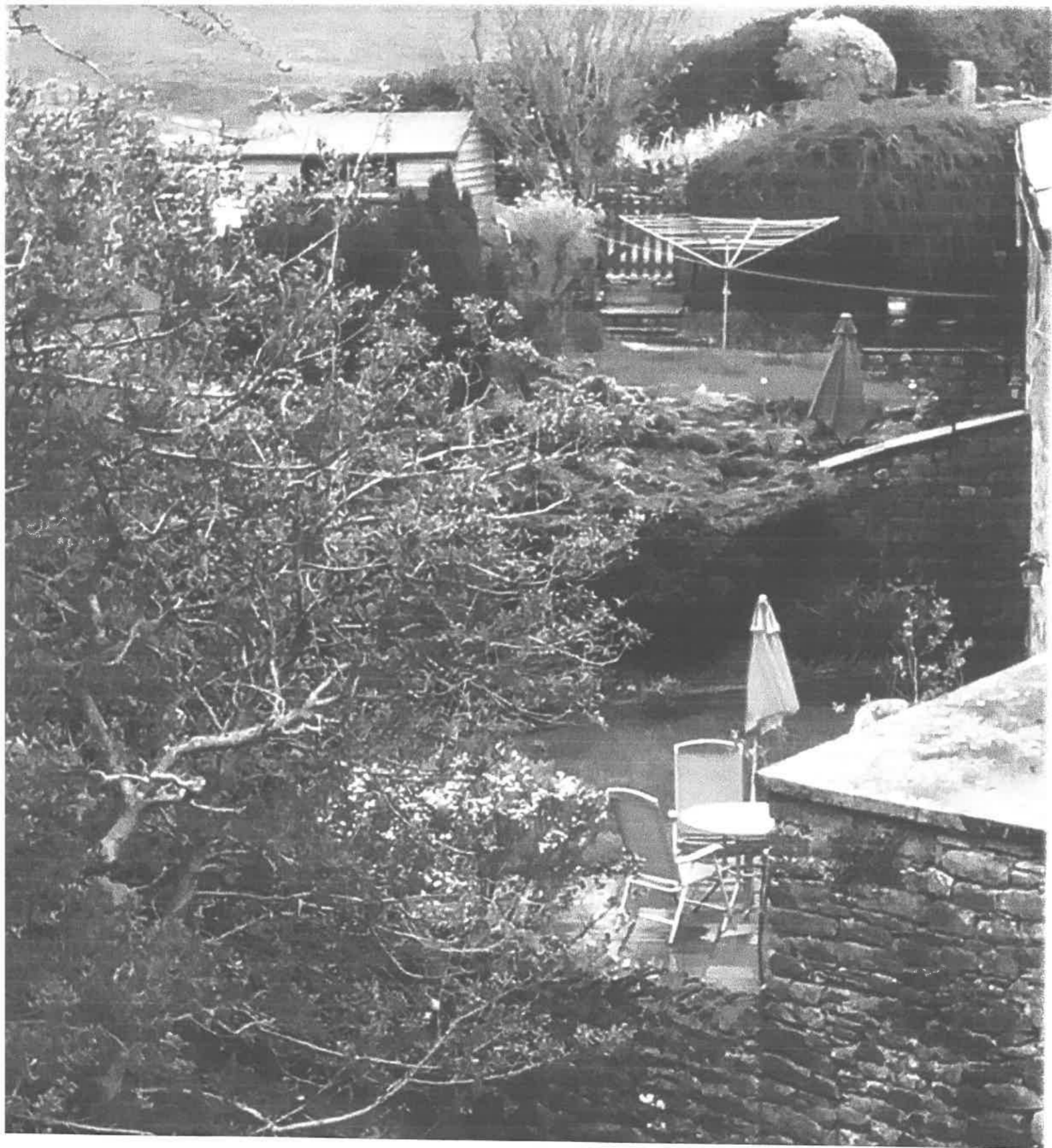
A picture of Anna Lane on the Approach to the Newhurst properties.



Photograph 2.

The view up from Newhurst Barn patio illustrating the uninterrupted line of site from the new proposed properties to the hitherto private patios of [REDACTED] and Newhurst farm.





Photograph 1.

The view down from the proposed site of two dwelling places at Newhurst Farm. This view represents a clear end to the hitherto privacy enjoyed by this side of [REDACTED] and Newhurst Farm. The picture is taken from the west so that one can appreciate the long summer evenings enjoyed having a secluded dinner and drink. Both properties have tables, on patios that can be seen, to take advantage of this.