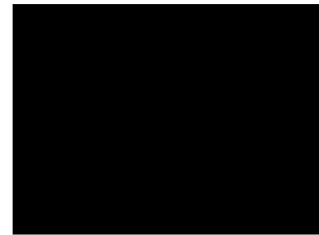


From: [REDACTED]

Sent: 26 April 2021 19:46

To: Planning <planning@ribblevalley.gov.uk>

Subject: Planning application; 3/2021/0311- conversion of barn to create 8 dwellings



26th April 2021

For the attention of Mr Adam Birkett case officer

Planning department

Council offices

Clitheroe

BB7 2RA

Dear Sir/Madam

Planning application:

3/2021/0311- conversion of barn to create 8 dwellings

Development address

Brockhall farm Gleneagles drive Brockhall village Old langho BB6 8BB

I am writing in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of these houses in this location.

Relevant planning policies to the site (Ribble Valley Core Strategy) 2014

DM12 Travel considerations

DMG 1 General considerations

DMG 2 Strategic considerations

DMG 3 Transport and Mobility

DME 2 Landscape and town protection

DME 4 Protection heritage assets

For the following reasons the access to the proposed development is unsuitable;

- **Overlooking/loss of privacy.**

The additional traffic during and after construction would cause a loss of privacy for the numerous houses that would be bypassed within a few feet of their residences.

- **Adequacy of parking & turning.**

The parking that the larkhill residents use at the back of their houses is essential for all of the cottages as there is inadequate parking at the front next to the green.

The width of the access road to the proposed development in question is insufficient for two vehicles to pass safely.

- **Highway safety.**

The access road for the proposed development is a regularly used public footpath for the surrounding area, children ride their bikes and play in a quiet, safe area. There is no safe pavement area for pedestrians to use on the road.

- **Traffic generation.**

The proposal for numerous parking spaces within the development would increase the traffic along the road by a substantial amount. The tarmacked road which is maintained and paid for by the residents of larkhill cottages is unsuitable for such a large amount of traffic.

- **Noise and disturbance resulting from use.**

The massive increase in noise and pollution from the traffic which would use the road for the proposed development would cause undue stress and have a detrimental effect on those living in a quiet scenic area.

If this application is to be decided by councillors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

Yours Faithfully

