

From: webmaster@ribblevalley.gov.uk <webmaster@ribblevalley.gov.uk>

Sent: 27 April 2021 20:28

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

Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 24917

Form: Planning Application Comments Form

Completed: 27/04/2021 20:27:52

Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title:

LastName:

firstName:

numberName:

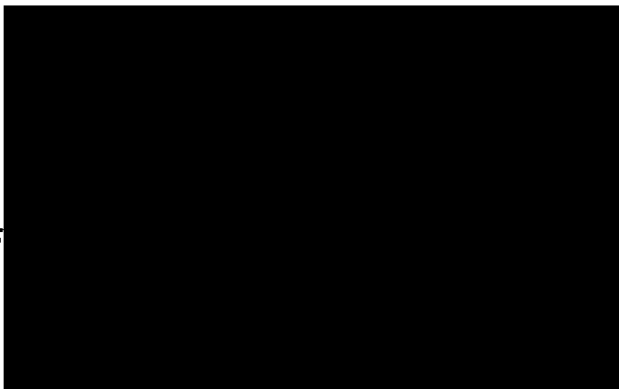
postAddress:

postCode:

refNo: 3/2021/0374

addDev: Land Adjacent to 56 Knowsley Road West

comments:



Dear Sir, I want to object to planning number 3/2021/0374 registered 14/04/2021. We have a single narrow un-adopted private road that finishes at a Farm fence which has an Agricultural Right Of Way. Any new use will be an intensification from an Agricultural Right of Way to a Right of way to a property. I am surmising the land will then be sold to a developer and confer access rights over the road on the basis he has had agricultural access to his pasture for many years. Will the developer be able to create an adopted public highway to the full specification acceptable to the Highway Authority? I very much doubt it due to the available width of the road needed to meet the Highways specification. Would the prospective builder accept

the full cost of repair to the road which will surely be damaged by the heavy vehicles that would pass through our Cul -De-Sac? Moreover, when the current homes were being built in 1999 plans for more homes were rejected by Ribble Valley Council due to parish boundaries and water mains (sewerage pipes). Furthermore, I was very disappointed that I was not informed in writing regarding this planning application as this would be going through my private road. The proposed property will require access across my lands (a copy of my property boundary is attached) and I was not informed of any potential planning from anyone in the Ribble Valley planning application department. The only reason I have found out about this application is I was walking past a lamppost further down the road and noticed a very amateurish and almost hidden sign. Please keep me fully informed of the progress in this application. Kindest Regards, [REDACTED]