

RECEIVED BY
CHIEF EXECUTIVE

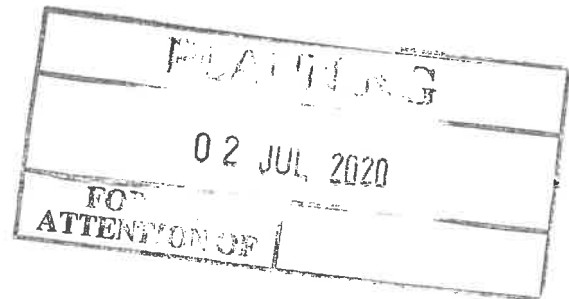
02 JUL 2020

FAO	
-----	--

51C
Angram Green Farm Cottage
West lane, Worston, Clitheroe
Lancashire BB7 1QB

30 June 2020

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA



Dear Sir/Madam,

Reference to:
PLANNING APPLICATION NO 3/2020/0418
Grid Ref: 377984 442318
Applicant: Mr. Edmund R L Hargreaves
Proposal: Construction of detached replacement dwelling

I am writing in reference to the planning application above. Having examined the plans for the construction of a 3 bed roomed detached dwelling to replace the existing static caravan, I am strongly opposed to the application.

Mr. Hargreaves (Angram Green Farm House) only has right of access over my land to access his land and property. As the sole owner of the entire farm track (approx 250m) and the cattle grid at the start of the track, I have major concerns.

- This construction would mean that large/heavy delivery vehicles and machinery would have to come up the farm track. This will have a detrimental effect to the wear and tear of the track which would be at my cost to repair.
- The cattle grid at the start of the farm track has been untouched for 15+ years. It was never designed to take the weight of such vehicles as previously mentioned, only cars, caravans and the occasional tractor. There is a worry that it would not withstand the weight that would be crossing. If any damage was to be caused the responsibility and cost of repair would be put upon me.
- 3/4 of the way up the track there is a weak bridge that will not withstand heavy goods vehicles/excavators etc. This potentially means that I would have to have structural surveillance on the bridge which would again, be at my cost. If any damage was to happen to this bridge it would be under my full responsibility as it is my property. I am concerned for the public that would be delivering construction items over this bridge. The farm track also has no passing places and is only suitable for single file traffic.

- The immediate access to the proposed dwelling travels through a part of the farm I also own. What is not clear or apparent from the photographs on the application, is neither the steepness nor narrow width of the access leading up to the proposed site. Any laden vehicle would struggle to access the site. On occasion, with just a trailer of stone I have been unable to make it up.
- Angram Green Farm House / B&B, Angram Green Farm Cottage and the static caravan the applicant is proposing to replace, are all supplied water from a natural spring. As the supply of water is limited, on occasion, it does run dry (usually for a period during summer). The proposed plans include a main bathroom, en-suite bathroom, wet room, cloak room/down stairs toilet and separate utility. All these require water, a much larger supply than a static caravan. This would result in more frequent and longer periods of no water.
- Contrary to the information submitted on the application form regarding question 29: Can the site be seen from a public footpath, bridleway or other public land? The applicant has submitted an answer 'no'. When in fact, as can be clearly seen on the Location Plan, the answer is yes. There is a public footpath that is only a few metres away from the proposed site.
- On many occasions animals are let out on the farm track to graze the grass verges. There are no fences to keep them off the road. Therefore this puts them at high risk of being severely injured or even killed by vehicles associated with the construction process. Not everyone is accustomed to driving through farms.

I would like to politely ask to attend the meeting. Notification of the date and time of the meeting would be greatly appreciated.

My contact number is [REDACTED]

Yours sincerely,

[REDACTED]