

Planning Policy

Warrington Borough Council

New Town House

Warrington

WA1 2NH

25<sup>th</sup> September 2017

Dear Sir/Madam,

Call for sites 2016 Reference R18/092 The Tannery Cherry Lane Lymm.

We write regarding the above application to which we strongly object. We would firstly like to draw your attention to the following inaccuracies in the application as follows;

6. We consider that the proportion of the land covered by buildings is nearer 15% and not 40% as claimed. The number of buildings on the site are three, not seven as claimed.(currently being demolished)

7. The driveway suggested for access by the applicant is owned jointly by the two neighbours of the site, namely ourselves [REDACTED] and also [REDACTED] Cherry lane. The site in question has access over the driveway, but for only one dwelling. We and [REDACTED] [REDACTED] [REDACTED] of [REDACTED] Cherry lane have taken legal advice on this, and any attempt to gain access over for more than one dwelling, will be vigorously challenged.

Accompanying letter from Walsingham Planning Consultants.

The letter asserts that there are "substantial areas of hard standing", this is untrue as there is nothing more than pathways around the main building. The letter also states that all planning conditions have been discharged, this is also untrue. Enforcement tell me that a certificate for the eradication of the Japanese knotweed has not been submitted, although demolition works have been started.

The site splays to Cherry lane have not been carried out to the necessary dimensions as demanded by highways and specifically as a condition of the planning permission. The condition states a splay of 90m in both directions, whereas the works have been carried out to 35m in one direction and 40m in the other. This is a particular worry for ourselves due to the high volume and speed of traffic on Cherry Lane, and the accident history of the road. We are not aware of any speed survey being carried out, but we are instructing a traffic consultancy to survey the road conditions and the spay dimensions.

We consider that due the nature, history and access to the property , that another more suitable site should be considered.

Regards,

