

Jane Tucker

From: Graeme Thorpe
Sent: 04 January 2012 08:57
To: Jane Tucker
Subject: FW: COMMENTS ON PLANNING APPLICATION 3/2011/0971

From: arfrw@tiscali.co.uk [mailto:arfrw@tiscali.co.uk]
Sent: 03 January 2012 23:13
To: Graeme Thorpe
Cc: planning
Subject: COMMENTS ON PLANNING APPLICATION 3/2011/0971

Dear Mr Thorpe,

Planning Application 3/2011/0971 Cobden Mill Sabden

Sabden Parish Council met this evening to discuss the application & are alarmed along with many residents of Sabden that the reserved matters application has major changes from the existing permission of the outline application. The parish council request that this application is dealt with by the planning committee as it affects a large number of residents within Sabden

Sabden Parish Council OBJECT to this application for the following reasons:

1. **The FLAT roof of the 6 apartment block** is out of character on this site, within this area which has stone built, pitched roof properties & in an AONB & will be visually intrusive. The parish council recommend a pitched roof to improve visual impact.
2. **The white render** whilst to the rear of the properties is still very visible, particularly from Pendle St East & is highly inappropriate in this area where properties are of traditional type in natural stone. In the interests of visual impact in this AONB the parish council ask for further consideration to this issue.
3. **The close boarded boundary fencing** is causing some concern as wooden fencing is high maintenance & soon becomes in disrepair. The other concern is that gateway access' could easily be made onto Pendle St East & along side of the Bowling Green. The parish council would prefer a more permanent structure e.g stone wall or lowering of existing wall
4. The plans do not show a pedestrian access leading from the site onto Whalley Road in the vicinity of Cobden Bridge, the parish council feel it would be beneficial for pedestrians to have access to Whalley Road at this point.

The parish council urge RVBC planning to take into consideration these points when making their decision in order that the development is visually aesthetic, inkeeping with the area & in character for an AONB.

Yours sincerely

Angela Whitwell
Clerk Sabden Parish Council

04/01/2012