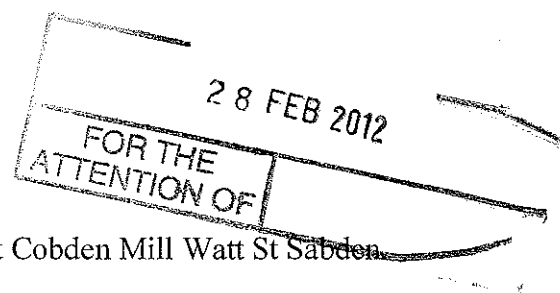


Graeme Thorpe

From: arfrw@tiscali.co.uk
Sent: 28 February 2012 13:55
To: Graeme Thorpe
Subject: Planning Application 3/2011/0971 Cobden Mill, Sabden
Importance: High

Dear Mr Thorpe

Planning application 3/2011/0971 - revised matters application at Cobden Mill Watt St Sabden.
Amended Plans



The parish council is reasonably happy with the amended plans presented. The plans have addressed the following previously raised issues:
Apartment block flat roof now pitched
Rendered fascia on Whalley Rd, Pendle St East & Watt St now stone/reconstituted stone
Confirmation there are ONLY 6 affordable homes
Close boarded fencing now wall

The parish council does however have a few concerns & has asked Blue Tree for clarification on the heights of the boundary walls/fencing on site as the black and white plans are proving difficult for us to clarify which black and white line applies to the key shown. To date we have not had a response but would like a further opportunity to comment once the information is available.

The parish council are concerned there is no provision for a pedestrian access leading from the site onto Whalley Road in the vicinity of Falcon House/Cobden Bridge & has raised this issue with Bluetree. The parish council feel this is important as the walk from the site along Watt Street/ Whalley Road is quite lengthy particularly from those properties nearer Falcon House & overlooking Whalley Road. The fear is that an 'unofficial access' will be made by residents wishing to find a short cut.

The parish council is confused about the Falcon House B1 business use listed in the proposal as it has been advised by yourself & the owner of Falcon House that this is not relevant to the current application & should have been removed. The parish council still question why, if this is the case, it is still included.

Finally, to recap the parish council do not have any objections to the proposed plans, but are still seeking clarification on the points on boundary walls & pedestrian access.

The parish council is deeply concerned that the ethos/policy of the site owner is usually to rent rather than sell. The parish council therefore recommend RVBC put some robust measures/conditions in place to prevent the possibility of any further homes, other than the existing 6, being made available for rental. The parish council has learned recently that there are over 100 existing rental properties within the village & there are proposals for further on other sites in the village where planning consent has been approved.

Yours sincerely

Angela Whitwell
Clerk Sabden Parish Council

28/02/2012