

Nicola Gunn

From: planning
Subject: FW: 171022 SB-RVBC Planning Re Applications 3/2017/0939 & Application 3/2017/0955

From: Steve Burke [<mailto:sbcaltd@googlemail.com>]
Sent: 22 October 2017 18:57
To: planning
Cc: shawcottage3@btinternet.com; janegg@hotmail.co.uk; geofferr@tiscali.co.uk; 'valerie grooby'; "Len Middleton"; kepalinden@talktalk.net; 'R Michael Parkinson'; 'Duncan Thompson'; janicetolson@yahoo.co.uk
Subject: 171022 SB-RVBC Planning Re Applications 3/2017/0939 & Application 3/2017/0955

FAO Stephen Kilmartin

Further to the notification of Planning Applications Clitheroe Civic Society Received w/e 13th Oct. please note our comments on the following applications:

Planning Application 3/2017/0939 Two new semi-detached, two-storey dwellings @ Beech Close.

This application will be a second pair of houses to be built on the former allotment garden behind Millthorne House. The loss of the allotment is regrettable, but that is now in the past.

Although for only two dwellings, CCS's concern is that, if approved, it will add further to the traffic load at the Henthorn Road Eshton Terrace/Bawdlands junction where transit is already chaotic during the weekday rush hours - and frequently at the weekend. Still more houses are being constructed and applied for which cross, or will cross, this junction as the only means of access and egress to and from the town centre. RVBC's Council Leader, Cllr. Hind, has recently acknowledged the pressures the recent and future new house building is having - and will have - on the amenity of the town centre. The pressure which already exists at this double crossroad junction can only be increased at this location and an inevitable reduction in the safety of pedestrians and drivers alike.

In the absence of any indication in this application as to how it will not add further to the detrimental effects of more residential development and the reduction of public safety, Clitheroe Civic Society recommends that the scheme be refused.

Planning Application 3/2017/0955, Applications for full consent: Replacement windows and new door to replace existing window to first floor accommodation over the retail shop. Steel railings to parapet wall around flat roof.

See: https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2017%2F0955

This application relates to the rear of Garlick's TV shop in King Street, and specifically the first floor flat which overlooks the car park. The effect of these alterations will be for the flat roof over the shop to be accessible to the occupants of the flat, thus providing improved amenity for the occupants.

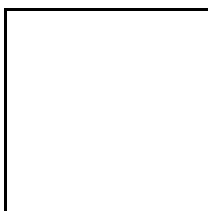
CCS believes that anything which promotes the continued residential occupation in the town centre should be encouraged and we support this application in principle. However, we believe that the open balustrade railing will put all of the inevitable exterior domestic 'furniture' on full view from the Car Park. In our opinion we believe this element would be better constructed as a solid parapet wall rather than open railings. This would conceal some - if not all - of whatever is stored on the patio roof, provide greater privacy for the occupants and give a generally more substantial appearance within this part of the Conservation Area. We suggest that, as the applicant has not had any pre-application consultation with the Planners and as the property is within the Conservation Area, he be advised that he or his agent should contact Mr Kilmartin and Mr Dowd for further advice and leave them to resolve the actual detail.

We also note that, as of 15th Oct., works appear to have commenced - with the fixing of baluster base plates to the existing brick boundary wall.

With Regards

Steve Burke
Chairman
Clitheroe Civic Society

PS Application to have the Former Workhouse Buildings Listed has been refused! Their future is now in the hands of our elected representatives.



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