

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 September 2023 19:47
To: Planning
Subject: Planning Application Comments - 3/2023/0634 FS-Case-546288444

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2023/0634

Address of Development: Primrose House, Primrose Road, Clitheroe, BB7 1DR

Comments: After careful review of the planning application that has gone in- I would like to voice my concerns. I have [REDACTED] at the Old Cotton Mill- one of the reasons I bought this property was for its privacy and that it wasn't overlooked significantly.

I am most concerned that there is no mention in the planning which car parking spaces will be affected- [REDACTED] there doesn't appear to be an action plan in place of how parking will be tackled. It is likely to cause a lot of issues in the build stage before the entrance has been fully created for other spots. The visitor parking is often nearly full so we cannot afford to lose this vital space. We have external walkers driving into site and parking in visitor parking and then taking their dogs for a walk and often not picking their cars up until the next day. The current 'access road' that is mentioned in the planning has visitor parking along the right as you drive into site. If a car longer than a small city car is parked in one of these visitor parking spots, then I often have to reverse back towards the entrance and drive underneath the underground parking garage to get through to the other side. The noise and volume of traffic from the construction work if planning was to be granted is going to be like living on a building site for myself and the rest of the residents. I can also imagine it would hugely put off renters or buyers from the properties at The Old Cotton Mill for the duration of the construction work. Not to mention the eye sore of the property- it's aesthetic does not lend itself to Clitheroe, a beloved mill town.

Luckily we haven't had any emergencies on site with the need for ambulances/fire engines but it is a current concern that if we ever did need them to go around the back of the mill then it would be tough for them if more people are having to park on the visitor parking on the right.

As anyone who currently uses the 'access road' knows already there is quite a sharp bend when accessing from Primrose Road and then turning left off Woone Lane into the Old Cotton Mill site. It is dangerous for cars meeting and needing to reverse to get past each other but also especially dangerous with walkers (often with dogs off their leads) as there is no designated footpath, so they just walk in the middle of the road. I fear this is a disaster waiting to happen already never mind adding another 4+ cars and construction traffic into the equation.

Has any consideration been given to the disruption that will be caused- is any compensation being offered from the dust, debris and unwanted damage that this will cause. We currently pay a service charge fee for the general maintenance that goes towards maintaining the grounds, walkways etc but it would be a constant job for someone if this was to go ahead. It would last for several months, buildings which are still settling after the recent construction and the roads that are not made to withstand heavy construction traffic, never mind the damage to the existing wildlife in the area. The nature reserve was a key selling point of the property and given that Primrose Rd was the chosen area to conserve then I don't think nature would welcome this construction work.

I hope that you consider my views and the rest of the residents concerns. It is not a wanted planning proposal so I sincerely hope that it doesn't go ahead for a multitude of reasons as summarised above.

[REDACTED]

Planning Application No. 3/2023/0634

Dear Sir,

I am writing regarding the above application.

I wish to disagree to this due to the building being accessed via The Old Cotton Mill

[REDACTED] development and feel that we don't need anymore vehicles using this road.

Also if this goes ahead the amount of traffic (wagons, vans etc) needed for the dwelling to be built will cause a lot of disruption for our development

So with this in mind I can't agree to permission for this Planning to go ahead

Yours faithfully
[REDACTED]