

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 09 December 2023 18:47  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0827 FS-Case-568210582

[REDACTED]

[REDACTED]

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**Planning Application Reference No.:** 3/2023/0827

**Address of Development:** Rossendale House, York St, Clitheroe

**Comments:** I submit comments on behalf of [REDACTED]  
We find the application somewhat short on detail. Whilst the exterior of the property is stated to stay largely the same as today, questions remain about the statement made. Flats would be accessed from the existing internal staircase and yet access today is only via an external flat roof? Also it references a shop front and I don't believe there is one - or it doesn't make it clear what this actually refers to.  
In addition, for a stated sustainable location (which it is, being on York St) it states there is no requirement for off road parking and yet the location plans show the removal of hedges at the front on York St and provision of car parking spaces in two areas at the front, utilising dropped kerbs? It is this that the [REDACTED] is chiefly concerned about i.e. the impact on the street scene within the designated conservation area. The existing property has hedging at the front and this is a positive addition to the street scene and removal of this for the parking of multiple vehicles would not be welcomed due to the changes to the character of the conservation area if this was to occur.  
Safety also is a factor here with any parking being allowed at the front of the property needing to cross the pavement line of this busy location.  
It may be that with added clarity, this application is acceptable, but as it is, it leads to a number of concerns that need to be dealt with before any works are progressed. The [REDACTED] is not against residential development at this location, but our concerns about the impact to the conservation area in this very visible location must be addressed. In a highly sustainable location, provision of multiple parking spaces at the front of a large and visible property in the conservation area is not desirable nor perhaps necessary.