

From: [REDACTED]
Sent: 15 September 2023 12:05
To: Planning
Subject: Response to Planning Application 3/2023/0634

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FAO. Stephen Kilmartin.

Planning Application No. 3/2023/0634
Grid Ref: 373684 440649
Location: Primrose House Primrose Road Clitheroe BB7 1DR.

Dear Sirs,

On review of the abovementioned planning application I would like to provide comments and raise a number of issues on various aspects of the planning description for the proposed development. These are related to the access to the proposed property, ecological issues, questions around run off and drainage and finally general sustainability concerns .

1. Site Access

The site will be accessed via the existing driveway to the south of the Old Cotton Mill building. This is adjacent to the well-used footpath from Woone Lane towards the Clitheroe viaduct. The Old Cotton Mill vehicular access is already shared with the footpath and access to the proposed property would also be overlaid on this thoroughfare. My concern is for the pedestrian users of the existing footpath especially if this limited space alongside the Old Cotton Mill would have to accommodate the 2 additional repositioned car parking spaces that are lost in the proposal. It is unclear whether access by refuse lorries and cars visiting the proposed site (and parked outside that cannot fit in the planned parking spaces) would add to further use of the space in the vicinity of the access to the site.

2. Ecological Issues.

The Planning statement identifies the potential area of the building and surrounding hard surfaces, including roofing, car parking and decking which is potentially in the region of 700 plus square metres. This would replace a semi natural woodland area including a number of deciduous trees and woodland floor natural habitat. Wildlife including a large variety of birds including woodpeckers, finches, jays, blackbirds & other nesting bird species are regularly seen in the vicinity. Also, owls and a number of grey squirrels are a common feature of the site. The concern is that a large area of natural wildlife habitat effectively a 'greenfield' site, will be lost to be replaced with concrete, slate, brick and decking.

3. Run off and drainage.

The Drainage Plan identifies the mitigation of rainwater run off from the roof by collection in attenuation tanks before removal via land drains. I assume the runoff from the proposed pitched roof will be, I understand, enabled by a slope to the back of the property next to the adjacent boundary fence. Owing to the closeness of the existing public footpath, what assurances can be given that run off will not cause a breach of the attenuation structures and water channeling down

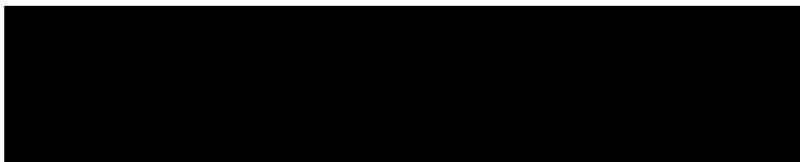
the footpath, resulting from the possible 1/100 year flood events? It is evident these occurrences are no longer far from rare and locally have put other planned mitigation arrangements for surface run off to the test.

4. General Sustainability

From the details provided the proposed structure appears to occupy a large area footprint in relation to a designated plot of land limited in area which is suitably flat for building purposes. The close proximity of the planned structure to the west boundary fence and to the existing listed building, even though quite elevated I feel would be detrimental in terms of visual appeal both from the listed building itself and surrounding housing and also to many footpath users. Also in the area, owing to the closeness to existing structures there is obviously going to be an increase to local housing density and risk of overdevelopment in an area well known for a rich and diverse natural landscape. Additionally, in terms of sustainability of the build of the property itself, there appears to be an extensive use of concrete in the supporting structures and attenuation arrangements. Costs to the environment and wider sustainability need, I believe, to be accounted for in the full cost/benefit review of the project .

Finally, in terms of the Planning Statement, which mentions the NPPF sustainability framework (economic/social/environmental considerations) to review net gains and losses, I would suggest in my opinion there are more significant disadvantages than benefits in proceeding with the proposed development and as such the application be rejected in its current form.

Yours faithfully,



From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 September 2023 14:34
To: Planning
Subject: Planning Application Comments - 3/2023/0634 FS-Case-547913807

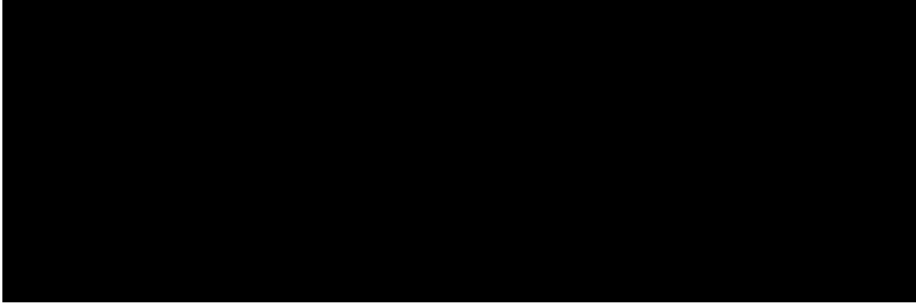
Planning Application Reference No.: 3/2023/0634

Address of Development: Primrose Road
Clitheroe

Comments: I am not against the development in principal however I have the following observations.

1. The applicant claims to have an easement affording a right of way over the track at the rear of The Old Cotton Mill. I'm not sure this is in perpetuity or relating specifically to a previous resident. Either way, there has never been an entrance through the 10-foot high wall to the grounds of Primrose House at this location.
2. If permitted any vehicle accessing the property would breach the one-way system recommended to the many residents of The Old Cotton Mill. This makes for a potentially dangerous situation on a track that is very narrow in parts and very popular with local pedestrians and dog walkers.
3. The original access point was to involve taking up the parking space allocated to apartment 15 (and a visitor space) The Old Cotton Mill.
[REDACTED] the entrance has now been relocated to ensure number 15's parking arrangements are unaffected. Any new access should of course, not interfere with this parking space and allow sufficient area for car doors to open when leaving the vehicle.
4. I note that no bat and owl survey appears to have been completed. This is a fairly standard piece of work expected for a development of this scale. I am aware of nesting birds that use the trees that are scheduled to be removed as part of this application. Bats are a common sight at dusk so I can only assume their habitat may be affected.
5. There are a considerable number of residents at The Old Cotton Mill who are concerned about the application, in particular, issues surrounding noise, dust, deliveries and hours of work.
6. The track that the applicant wishes to use was relaid at considerable expense on completion of The Old Cotton Mill development. I am concerned that heavy plant and deliveries will cause damage to this track. The applicant should become liable for any wear to the track as a result of the proposed development, as it is currently only used by cars and light vehicles that serve The Old Cotton Mill.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 September 2023 21:19
To: Planning
Subject: Planning Application Comments - 3/2023/0634 FS-Case-548343744



Planning Application Reference No.: 3/2023/0634

Address of Development: Primrose house, primrose road, clitheroe BB7 1DR

Comments: The property plans look really nice, we're sure it will be beautiful when finished. We wondered if it would be possible to consider higher foliage to the rear of the property rather than the Luzula Nivea as is currently planned? The reason being; [redacted] of the trees and local wildlife and would prefer [redacted] rather than a building. Your consideration of this, would be much appreciated.
Good luck with your build.

From: [REDACTED]
Sent: 20 September 2023 18:18
To: Planning
Subject: Planning Application 3/2023/0634
Attachments: 20.09.23 ltr to Ribble Vall Bo Cncl.odt


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20/09/2023

[REDACTED]
Ribble Valley Borough Council
Church Walk, Clitheroe, BB7 2RA

Dear Sirs,

Ref Planning Application No. **3/2023/0634** for the new build Nova development proposed within the garden of Primrose House: [REDACTED] I write to ask the RVBC Planning and Development Committee to note that I have serious misgivings about the suitability of access to the proposed new site from Woone Lane/Primrose Rd.

Firstly, the applicant appears to have chosen to simply create the most convenient access point to his new development by cutting a large opening in a boundary wall and, in doing so, displacing two parking spaces created for the use of the Old Cotton Mill residents and their visitors. As the LCC letter in the files attached to the Planning Application (cf. 'highway comments') dated Sept 11th has pointed out, the ownership and management of the land beyond the outlines of the Planning Application plans needs to be established (and consulted) before building permissions are finalised; and it needs to be established to where the applicant believes the two lost parking spaces are to be displaced.

Secondly, the building programme will require a continuous flow of building materials and plant, trades etc. delivered by large and heavy vehicles. The inevitable noise and detritus from this activity will be particularly disturbing to the residents adjacent to the northern access road.

Thirdly, the suitability of the access road needs to be assessed with regard to the long term passage of heavy, massive vehicles, not only of those bringing materials and plant to the building site, but for the regular passage of refuse trucks. The possible need for emergency vehicles to access the new development may also prove the OCM access road to be too narrow, especially when cars are parked in the visitor spaces along that road. The LCC letter referred to also points to the suitability of the infrastructure in place. There is a possibility of passing heavy vehicles damaging the structural integrity of the apartments adjacent to the access road, and the road surface itself may suffer premature degradation.

Fourthly, currently the grounds of the OCM development will be maintained by the residents/owners of the OCM apartments at their expense with no contribution from the owners of Primrose House. That cannot be tenable if the Nova building project were to proceed.

For all these reasons I am obliged to object to the planning application.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

[a copy of this letter is attached]