

For the attention of John Macholc
Head of Planning Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

03 September 2019

Dear John

Please see below comments from Clitheroe Town Council in regards to the following planning applications:

Application Number: 3/2019/0336

Site Address: Bowling Green Café, Castle Grounds, Clitheroe, BB7 1BG

Comments: No objections

Application Number: 3/2019/0663

Site Address: 31 Waterloo Road, Clitheroe, BB7 1NS

Comments: No objections

Application Number: 3/2019/0683

Site Address: Roefield House, 67 Edisford Road, Clitheroe BB7 3LA

Comments: No objections

Application Number: 3/2019/0708

Site Address: 26 Mytton View, Clitheroe, BB7 2QE

Comments: No objections

Application Number: 3/2019/0742

Site Address: Vacant land adjacent to Park St play area, Park St, Clitheroe BB7 1ER

Comments: No objections but the Town Council wishes to express serious concerns regarding parking and access to these properties and would expect a turning circle to be considered.

Application Number: 3/2019/0766

Site Address: Ribblesdale Cement Works, West Bradford Road, Clitheroe BB7 4QF

Comments: No objections

Application Number: 3/2019/0792

Site Address: 23 Chatburn Park Avenue, Clitheroe BB7 2AY

Comments: No objections

Application Number: 3/2019/0796

Site Address: The Institute, rear of St Mary's Centre, Church St, Clitheroe BB7 2DG

Comments: The Town Council wishes to object to this application on the basis of lack of parking provision and an incongruous design of building which would be totally out- of- keeping with other properties in the vicinity.

Application Number: 3/2019/0723 & 0724

Site Address: Swan & Royal Hotel, 26 Castle St Clitheroe BB7 2BX

Clitheroe Town Council wishes to support the comments made by Mr Stephen Burke of Clitheroe Civic Society in expressing the Society's concerns regarding these applications as they stand. The comments made by Mr Burke are replicated below in their entirety and the Town Council is supportive of the points and concerns raised.

"1. The 'Design and Access Statement' and the 'Statement of Heritage Impact' presented in support of this application are limited in scope and contain several inaccuracies. We believe that the purpose behind the requirement to undertake and present these exercises is to demonstrate an understanding of the significance of the site and/or premises affected. From this understanding an informed and objective review of the impact any proposed alterations can be made. Both statements submitted in support of this application fail to achieve these aims. An indicative example of this is the reference to '...one of its famous guests...' being '...Whittle Gandi...'!

2. This Society was instrumental in having a Blue Plaque located on the west end of the Castle Street elevation some years ago. This records the hotel's significance in the storey of the development of the jet engine by, among others, Sir Frank Whittle and the Swan & Royal's part in this storey. There is no mention of this in either of the above supporting statements. As such its significance has not been recognised and its presence does not figure in the proposed scheme. The proposal, read literally, is that this plaque is to be removed to accommodate an advertising sign and not replaced. This has to be accepted as an oversight on the part of the applicant and owners but one that cannot be allowed to go unaddressed in any scheme of works for this building.

3. *The principle signs proposed for the new scheme of signage, (signs 2,3,4, 7 and 9) are all considered to be individually far too large and out of scale with the principle elements of the front and gable elevations. Collectively, if this application is approved in this form, size and number, the new elements will be as - if not more - dominant than the principle historic elements (the mullioned windows and arched doorway) of this listed Grade II former coaching Inn. This would be as regrettable as it is unacceptable, in our opinion, and contra to policies set out in the Adopted Core Strategy 'KEY STATEMENT EN5: HERITAGE ASSETS'.*

4. *We have no issues with the board design and lettering proposed other than their size and number. We do, however, wonder about the long term maintenance implications of using both timber and Dibond panels for constructing the signs, given the varied maintenance expectations for both materials. We believe the type of timber and its specification should be further described and, ideally the anticipated maintenance regime and overall lifecycle for the different materials indicated.*

5. *We note the mounting height of sign No6 (the Menu Case) adjacent to the Castle Street door. Set at 1830 mm (i.e. 6'0") above pavement level this will, effectively, be unreadable to most prospective customers. The applicant may wish to reconsider this proposed mounting height.*

6. *We welcome the removal of the vinyl banner signage which has been allowed to be displayed and hope that as and when new appropriate signage is approved there will be no need for this type of unauthorised advertising. This could and should be a condition attached to any approvals for new signage here. We equally look forward to the LPA being more proactive generally in enforcing existing policies to deal with similar advertising within the conservation area.*

7. *We further believe that the prevention of any future use of 'A-board' pavement signs should also be applied as a condition of any approved scheme of works here. These are both unsightly and impair safe use of pavements within the Conservation Area's often restricted pavements.*

8. *It is hoped that the owner/applicants will also be undertaking a complete redecoration of the front and side elevation while access scaffolding is erected to enable fixing new signage. If this takes place it is also hoped that a closer attention to detail is paid to painting and cutting in around widow frames. This is particularly relevant to the 3No. three light mullioned windows on the second floor of the front elevation. If it is not the intention to redecorate at this stage the LPA are requested to encourage the owner/applicant to do so.*

9. *It is further hoped that the owner/applicants will also take this opportunity to remove as many unnecessary cables, pipes and ducting which have randomly accumulated over the years on the two principle facades of the Swan and Royal. Where this is not possible these should be concealed as best as can, by running essential cabling etc. under eaves or adjacent to down pipes, corners and quoins. All cabling should be finished in a colour to further minimise and camouflage their appearance.*

10. *We note the proposal to replace existing downlight floodlight on the front elevation with new LED fittings. There is no indication or description as to how the new illumination will compare - or differ from - the existing. The LPA will presumably require more information as to the effect of the new lighting proposals on the frontage.*

11. There are no details of how new signage and light fittings are to be fixed to the historic fabric of the premises. It is recommended that these could be designed so that, as and when future maintenance is required signs and luminaires can be readily removed without the need to disturb the existing fabric of the building. Such an approach would be of long term benefit to the owners/managers of the premises and minimise the necessity, cost and inconvenience arising from future work affecting the historic fabric.

We believe that by adopting such detailed and appropriate attention to detail for the new signage and associated works as recommended here, the existing historic significance of the building will be maintained and enhanced. This can only be to the long term benefit of the commercial enterprise at one of - if not the - most significant historic building in the Castle Street section of Clitheroe's Conservation Area".

Yours sincerely

**CATHY HOLMES (MRS)
TOWN CLERK**