

## **Minutes of the Parish Council meeting held Thursday 22<sup>nd</sup> August 2019 at The Pendle Room, St Nicholas Church at 7pm**

**Members Present** Councillor A Haworth in the chair  
 Councillor S Clarke  
 Councillor C Eaves  
 Councillor C Guirdham  
 Councillor I Jackson  
 Councillor K Marks  
 Councillor M Pilkington  
 Councillor R Vickers  
 Borough councilor R Newmark

**Also present** 7 members of public,

1. **Apologies** for Absence – Councillor A Rickard

2. **Declarations of Members Interest of items on the Agenda** - None

3. **Public Participation :**

A number of members of the public spoke about their concerns to the application at 6 Stubbins Lane Impact on No4 Stubbins Lane, Overbearing effect of 2 storey property, parking allocated very small and not appropriate for this size of property, queried the benefit of fencing down half the site, distress on party wall with No4 Stubbins Lane,, plans not clear, lack of dimensions, queried the access point as ‘shared’ , balcony overlooking 10 Alston Close, lack of privacy, removal of 7m high hedge to replace with low dense growing hedge will increase overlooking onto 10 Alston Close.

4. **Planning Applications -**

**Planning application 3/2019/0725 6 Stubbins Lane, Sabden BB7 9EP**

Demolition of existing single-storey dwelling and construction of one new, two-storey, three-bedroom replacement dwelling. (Resubmission of application 3/2019/0235).

Councillors discussed the comments made by the public and in many instances reiterated these comments. A copy of the comments from LCC highways was read.

**RESOLVED** Sabden Parish council object to the proposal for the following reasons :

- 1) The proposed dwelling is within close proximity to No.4 Stubbins Lane will have an overbearing impact on this property. The parish council find it difficult to understand why the building is so close to the boundary retaining wall when the plot is substantial.
- 2) A two storey dwelling at this location will be detrimental to the existing street scene .  
The properties at the lower end of stubbins Lane -upto No4 – are two storey, but there is a steeper incline from No4 to No6 – hence a retaining wall of 2.5m between these properties. Hereafter the incline is more gradual and the properties from this point are bungalows.
- 3) There is a substantial difference in ground levels between No4 & No6 Stubbins Lane and as such there is a dry stone retaining wall approx 2.5m in height between the two properties. The close proximity of the proposed new dwelling to the boundary wall – approx.1m at one end and 2m from the other will impact on the integrity of the wall, which the parish council believe was built circa 18<sup>th</sup> century. There is already some distress to the wall and that is before any building works have taken place.

- 4) The plans show a large balcony on the first floor of the house which overlooks the bungalow at 10 Alston Close. It is also questionable about the benefits of a balcony on this elevation as there is little or no view. Currently there is a 7m high hedge between the site of the proposal and 10 Alston Close but the proposal seeks to plant a low growing dense hedge which will increase the view from the proposed 2 storey property and increase the ability to overlook No10 Alston Close.
- 5) The parking layout is very limited and it is questionable if 2 reasonable sized vehicles would fit in the parking space allocated.
- 6) The parish council is curious as to the reasons for fencing off half the site and why the proposed property is being built on one half of the site and that no provision has been made for a garage and only limited parking provision has been made.
- 7) Sabden is a Tier 2 parish and as a consequence has limitations on building and the parish council understood that a replacement property – like for like – is permitted. However this proposal seeks to build a 2 storey house which is a replacement of the existing bungalow – surely this contravenes the policy.

The existing property is unoccupied and derelict and has been for a number of years and the site has been overgrown until recently, when some clearance works took place including the felling of a copper beech tree. On occasions the police have been called to deal with trespass/intrusion, so the parish council would be happy to see an appropriate development on this site which is sympathetic to the area but believe a two storey property at this location is not appropriate and will therefore urge RVBC to refuse this application.

**Planning application 3/2019/0652-1 Laneside Cottages, Whalley road**

Demolition of existing single-storey side extension and detached garage and construction of new two-storey extension to side

**RESOLVED** to agree with recommendations of No Objections as there will be no detrimental effects.

**b) To receive recommendations on the following applications**

**Application 3/2019/0446 -Chapel School, St Nicholas Avenue**

Construction of garage with parking for 5 vehicles to be used by Chapel House and Nos. 1 and 2 Chapel School. Installation of automatic gates, external lighting and CCTV; construction of garden summer house, greenhouse and patio area.

**RESOLVED** Sabden Parish Council agree with the recommendations as follows

Object to this application for the following reasons;

- The proposed materials are not in keeping with the AONB nor the surrounding area– (metal gives an industrial effect)
- The Height at the lower end – backing on to St Nicholas Mews- is high and would impose on the lower properties
- Concerns were expressed about future use of the building in view of the proposed size.

The Parish council ask RVBC to consider these objections but if it is minded to approve the application would ask that consideration is given to a clause to retain use for the purpose of which it is being built.

**Application 3/2019/0665- The Old Chapel House, Clitheroe Road**

**Garage conversion, internal adaptations and minor external works.**

**RESOLVED** to approve recommendations of No objections

**Application 3/2019/0609- 121 Padiham Road**

Application for a single storey extension to the rear of the house.

**RESOLVED** to approve recommendations of No Objections

- 13. Date & Time of Next meeting** –Tuesday 3<sup>rd</sup> September 2019 at 7pm in the Pendle Room at St Nicholas Church .