

Keighley Road Second Public Consultation Responses

Support with Modifications	Response
The boundary line at the end of Carry Lane takes in half of Old Mill Drive which has no specific historic significance and is privately owned and maintained. The line should be redrawn to exclude Old Mill drive and follow the line of Carry Lane.	There is some substance to this request. The site has been redeveloped and has little historic or architectural value. It does not play a visually important part of the proposed CA. It is visually distinct from the listed buildings at 1-3 Carry Lane. This area was not proposed to be included by Growth Lancashire and was introduced by Colne Area Committee. It has the least historic value of the proposed CA.
i want to see the area that is to be included before i make a decision.	A fill map was part of the consultation.
I would like the line crossing Old Mill Drive moving to the West to Carry lane/Carry Bridge to take our land/boundary out of the conservation zone. The line south could then follow Coal Pit Lane to encapsulate the old farm buildings opposite the bridge.	There is some substance to this request. The site has been redeveloped and has little historic or architectural value. It does not play a visually important part of the proposed CA. It is visually distinct from the listed buildings at 1-3 Carry Lane. This area was not proposed to be included by Growth Lancashire and was introduced by Colne Area Committee. It has the least historic value of the proposed CA.
For the reasons stated above, we would respectfully request that Trinity Baptist Church be removed from the proposed conservation area. We believe that the building was not initially included in the plan. The building fronts Robert Street, not Keighley Road.	The Church was included from the outset and has historic and architectural interest.
Objection	Response
I have family living the area and management suggestions of an Article 4 directive will make it more difficult to improve Their home or indeed to sell it on. The other suggestion of improving the public realm is something that the local authority cannot afford to do and consequently will not happen.	Introducing any Article 4 Direction would need to be evidenced and agreed by the Executive. There is no proposal for any Article 4 Direction as part of this report.

<p>I do not want to have to contact the council before doing anything to my own home. I believe that being in a conservation area will hinder me when i come to sell the house in the future. I would never choose to live in a conservation area and i do not want this inflicted on me by people who do not live here and probably never even come down this road</p>	<p>There are permitted development rights associated with a Conservation area as well as locations outside of a conservation area. The rights are curtailed in soe instances but are the are permitted rights to alter properties. This was set out in the information accompanying the second consultation.</p>
<p>As previous comment response mainly.</p> <p>Yet more regulation, such as the proposal, just means more money sapped from an already struggling system OR - costs passed on to the public.</p>	<p>No comments.</p>
<p>Old paths and roads do not get looked after now and are very slippery when wet</p> <p>Sick of watching old residents slip</p>	<p>The designation or not of a CA will nota affect paths.</p>
<p>Support</p>	<p>Response</p>
<p>I see a conservation area as a positive because it protects the character and appearance of the neighbourhood, helping it remain attractive and well cared for. That stability often supports long-term property value and creates a nicer place to live.</p>	<p>No comments.</p>
<p>I really welcome the conservation area and protecting the highlites zone. I think it will promote the growth of wildlife whilst protecting it and the rich history of the surrounding area. I have a young family and would appreciate the opportunity to educate them on the history and protect the area they live in, ensuring it can be enjoyed by younger generations for years to come.</p> <p>I don't see any disadvantages to this scheme.</p>	<p>The proposal will have no impact on wildlife.</p>
<p>We're keen to preserve the history of the area we live in. We put a lot of value in the appearance of our home and those of our neighbours. Introducing a conservation area will help to preserve the features that we love about this area.</p>	<p>No comments.</p>

<p>Green spaces are becoming more precious with increased number of new buildings being built. The green areas must be protected and the image of colne must also be protected as a historic market town.</p>	<p>A CA will not protect green areas. That is not their purpose or function.</p>
<p>The Keighley Road stretch is an area of outstanding beauty and home to a great deal of wildlife including deers, badgers, stoats, hedgehogs, squirrels etc as well as being home to an abundance of many species of birds including owls and hawks. This piece of land requires protection for all of the above reasons and also to help reduce traffic and lower carbon emissions which is of benefit to the local population and the UK as a whole.</p>	<p>The proposed CA is not an Area of Outstanding Natural Beauty (Now National Landscape). The purpose of a CA is not to protect wildlife.</p>
<p>I have lived in Colne for over 30 years, we love walking and using the green open countryside. Sadly over the 30 years we have been here these areas have become less and less</p>	<p>A CA will not protect green areas. That is not their purpose or function.</p>
<p>I walk through this area, numerous times per week.I love the architecture and the green spaces.I would like to see this preserved</p>	<p>No comments.</p>
<p>It will enhance the heritage status of the town, being one of the main gateways into the town, and compliment the recent work in renovating the theatres in Colne. Primet has had a conservation area for 30+ years and Keighley Road is equally as important from a conservation point of view, with many fine Victorian buildings. At first sight this area looks like "just another of East Lancashire's terraced street developments" but beneath it's far more than that. When the houses were built, this was a very prestigious area to live in, with merchants and professionals working in the thriving market town choosing to live there. It would be great if the area can be gently nursed back to its former self.</p>	<p>No comments.</p>
<p>The proposed area of Keighley Road is rich in beautiful architecture and local history. Preserving and protecting this is a positive step for all the residents of Colne, both now and in the future.</p>	<p>No comments.</p>
<p>It will preserve the character of the area.</p>	<p>No comments.</p>
<p>Because it is important that the history of the cottages is preserved. The 3 cottages were originally just one property and housed the first private school, namely The Field, on the site before The Park became one.</p>	<p>No comments.</p>

<p>Please note ***** has no knowledge of digital technology and therefore has asked me to assist.</p>	
<p>I'm a Colner born and lived there all my life until November 2025. Colne need to be looked after and buildings and country side need to be saved and not destroyed as in the past or as what has happened to nelson!</p>	<p>No comments.</p>
<p>I think that the conservation area needs to be approved, it can only have a positive effect on the whole area. There are a number of areas that need to be preserved for the future.</p>	<p>No comments.</p>
<p>I walk around that area and greatly admire its beauty. It gives me a great feeling to live in such a historic place with great architecture.</p>	<p>No comments.</p>
<p>Because it will afford protection and secure the future of The Park for generations to come in view of its place in the history of early education in Colne as a private school in the nineteenth century, which is documented in "The History of Colne" published by Pendle Heritage Centre Ltd in 1988.</p>	<p>No comments.</p>
<p>Because it would afford protection and secure the future of The Park for generations to come in view of its place in the history of early education in Colne in the nineteenth century as a private school which is documented in "The History of Colne" published by The Pendle Heritage Centre Ltd in 1988.</p> <p>NB i have tried to send this form previously but am not sure if it was successfully sent.</p>	<p>No comments.</p>
<p>It will help to preserve our area that we treasure.</p>	<p>No comments.</p>
<p>Too many green spaces being lost to housing rather than regenerating existing empty homes. Need to conserve as much as possible</p>	<p>A CA will not protect green areas. That is not their purpose or function.</p>
<p>Having this area as a Conservation Area will improve many aspects - i.e. signage, frontages, walkways etc and will also help increase house prices.</p>	<p>No comments.</p>
<p>Originally born and lived within the conservation area with my family still here on Keighley Road and strongly support keeping the area as rural and protected as</p>	<p>No comments.</p>

<p>possible. Some of Colne charm has been lost and it's lovely to see this side of the town still embody colnes values.</p>	
<p>When some councillors get elected they do not have the appreciation or understanding of conservation or architecture. We only have to see what pendle towns have lost in their towns. Many beautiful buildings were demolished within living memory. In the 2000s many still were being pulled down, plus just even small sctructural changes to roads, properties etc can change a look that has survived for over 100 years. An example of threat could be deatroying surviving architectural features that are vital to that property. Rather than restore without some conservation many modern cheap plainer materials are often instigated. Even shop fronts dont reflect the age of the buildings. Its important to protect the area of Keighley Road as it has survived largely intact. Improving what is there and looking after its survival is imperative to hand over to future generations a well documented protection with good guidance to maintain it infrastructure and congratulating what there is to protect and improve its future. I love the idea of this and look forward to changes. Its needed as we cant trust it not to be abused and in time the look changes thus losing an important area.</p>	<p>No comments.</p>
<p>I have seen what being inside a Conservation Area means in terms of preserving and enhancing the architectural and heritage features of an area as I live in the Lidgett & Bents Conservation Area. Designating Keighley Road and Carry Lane as a Conservation Area will safeguard the assets and the heritage value of the area that runs from the edge of the town centre to near Lidgett & Bents.</p>	<p>No comments.</p>
<p>To conserve the history and beauty of the area.</p>	<p>No comments.</p>
<p>I live in a cottage built pre 1800 previously known as ***** prior to being Keighley Road . I think Keighley Road and Carry Lane are an important part of our heritage which need protecting. As Treasurer of Grosvenor and Mabel Street Community Land Trust, protecting our Green Space is very important and being part of a Conservation Area may afford us more protection. We have lost too many heritage buildings in the past.</p>	<p>No comments.</p>

<p>I'm not certain how it would affect me, it could actually be more costly for me; however, this isn't about me, but about Colne. Keighley road is a lovely area with some amazing history, and we need to preserve this as best we can.</p> <p>Modernisation has it's place, but we have to show respect to our history wherever we can.</p>	<p>No comments.</p>
<p>Initially I was very wary of the idea of living in a conservation area. I was worried that it would impact on my ability to change/modify my home in the future.</p> <p>I attended a meeting that was held and spoke with Neil Watson (Assistant Director of Planning, Building Control and Regulatory Services) and also Ash Sutcliffe my local councillor. They both alleviated my fears around extensions to my house in the future. Building materials I would be expected to use and also windows and doors. There will be some restrictions in place but these are to keep the quality high and the appearance in keeping with the area. They gave me all the information I needed to make an informed decision.</p> <p>Also, I now recognise the positive sides of retaining the area as it is now, for future generations.</p>	<p>No comments.</p>
<p>I think it's a good idea and would be a great step taken to preserve historical buildings of their time , interesting and important architecture and areas of Colne and green spaces that filler are with them and help preserve the look and feel and heritage of the area.</p>	<p>No comments.</p>
<p>It will keep Colne's heritage. Encourage people to be proud of Colne's older buildings and the area around . Will join us onto Lidgett and Bents conservation area .</p>	<p>No comments.</p>
<p>It will ensure that the character of the area is preserved.</p>	<p>No comments.</p>
<p>It will preserve the character of the area.</p>	<p>No comments.</p>
<p>Standards will be maintained</p>	<p>No comments.</p>
<p>Brings a feeling of well being to visit such areas</p>	<p>No comments.</p>

Will help to keep the area well kept and preserve green space etc	No comments.
Keep the area in keeping with the historic buildings and houses.	No comments.
Too much of our heritage has been destroyed, we need to preserve every last inch left.	No comments.
We value the aesthetic of our Victorian property and the neighbouring properties. We also feel strongly that green spaces should remain as they are. Our allotment is on the Grosvenor and Mabel St site, and this is an important part of our family life.	No comments.
It might save our Colne Cricket Bowling green which is in the danger of being sold to builders.	No comments.
It will preserve the unique character of the area	No comments.
Colne had lost much of its history over the years and this has been very sad.	No comments.
This will be of benefit to Colne & the immediate area. The area is relatively unspoilt by new builds. The people who live in the area do take pride in it & this scheme would enhance that feeling of pride.	No comments.
I enjoy driving through on way into Colne and hope it remains as is historically without areas being "developed"	No comments.
It will stop opportunist building and help to maintain local character.	A CA does not prevent development. That is not the purpose of a CA. It would place a higher bar though on the standard of built form.
It will hopefully keep the area looking nice with decent shops i.e. no vape shops or the like appearing	No comments.
Unfortunately conservation areas are necessary to preserve the integrity of historic and beautiful buildings. The area on and around Keighley Rd would benefit from this level of protection so we can keep the beautiful buildings, walls and pavements. Just as they are. Colne has some beautiful architecture which adds to its charm. Let's keep it that way.	No comments.

Conservation areas keep history, create community and support children. This is a wonderful idea to educate people about where they live, how to cherish it and could enhance community relations. Bringing people together to look after the place they live in and understand it better. Places are losing their identity and people are feeling more detached than ever. This has potential to be a great thing for Colne and its residents.	No comments.
House price will go up	No comments.
Upkeep of older parts of Colne	No comments.
I think conservation areas improve the attractiveness of buildings and I like the fact that the planning rules are stricter in this respect. It is important to me that the vernacular, culture and history of my local area is cared for and preserved.	No comments.
It might help us to save bowling club from being built on.	No comments.
Puts increased control on future building, including using higher spec material, and helps to protect any important historical features ie cobbles, resting stones down Carry Lane	No comments.
Conservation areas are vital for wildlife, protecting green areas for future generations. The environmental impact.	A CA will not protect green areas. That is not their purpose or function.
Protects the area from development and increases house prices	No comments.
Maintains the original plan and heritage of the local area and ensures any future planning applications are restricted to what maintains or enhances the area in the correct way.	No comments.
Maintains the original plan and heritage of the area and protects it from adverse planning applications.	No comments.
Although we live just outside of the conservation boundary, should it be approved I think it will ensure the area is maintained to high standards and will potentially raise house prices for people living in or near	No comments.
Keep the area tidy help people be proud of this end of town.	No comments.
We need to keep the green areas around our community. There are already far too many houses being built in our area. This is spoiling where we live, so we need to preserve the little green space that is left.	A CA will not protect green areas. That is not their purpose or function.

Im wondering if we can change things to our homes example if we need new windows or improvements to our property.	Unless an article 4 Direction is introduced the CA would not prevent replacing windows in a dwelling.
I believe its important with the devolution of Pendle Council that Keighley Rd is designated as a conservation area	No comments.
Preserve the heritage	No comments.
Maintain the historic nature of the area without new developments reducing the beauty of the area	No comments.
places to walk re exercise and MH we are losing so much space and origins of Colne we now need to start saving our heritage before we lose it all	No comments.
It will preserve the character of the area.	No comments.
We need to protect as much green space and historic area's as much as possible	No comments.
It will overall improve Colne	No comments.
It is obvious that this should go ahead and be protected for the people of Colne now, and in the future.....keeping what we have left of our heritage safe	No comments.
To help protect the quality of the housing stock and help keep the historical assets of the area.	No comments.
To preserve the heritage of the area for the residents of Colne and surrounding areas is a great idea, can't see why anyone would oppose it.	No comments.
Brilliant idea	No comments.
I now live within the proposed conservation area and grew up on Grosvenor Street, also within the area, so am very familiar with the open green spaces and feel these should be preserved for the benefit of wildlife and also recreation.	No comments.
If relevant policies are properly applied and enforced where necessary, once designated it will help to prevent the continued erosion of the historic character of the area. This will benefit not only those living within the CA but everyone in the wider community.	No comments.
It's important to ensure the area maintains its character. The area is an important historical area of Colne	No comments.
enhanced possibility of maintaining present features	No comments.

<p>Because designations like this help protect and even enhance areas. Councils are consequently more considered in things like signage and paving. Planning applications are more carefully considered and developments have to be of a higher standard of design and with better quality of materials. Historically, this area is important in the development of Colne and its economic prosperity. Architecturally it is distinguished.</p>	No comments.
<p>This is an area of Colne with a range of historical buildings from different era in the town's history together with easy access to the countryside, including to The Ferndean Way and The Bronte Way. It should have conservation area protection.</p>	No comments.
<p>A Conservation Area for this part of Colne will give more protection to the area's heritage.</p> <p>There are many historic buildings in this area of the town, across hundreds of years.</p> <p>Also there is countryside heritage in the valley bottom along Colne Water, with The Ferndean Way and Bronte Way.</p>	No comments.
<p>Preserving the historic character of that area in general is important for the town's identity as a historic market town that has a number of heritage buildings which add to the character of Colne. The proposed conservation area is a great idea.</p>	No comments.
<p>A conservative area will ensure owners maintain the historic appearance of homes businesses and landscape. Also any future building will be in keeping with the surroundings</p>	No comments.
<p>House price may go up and get to live in a nice area. But costs of maintaining my property may be higher</p>	No comments.
<p>Less traffic more wildlife</p>	No comments.
<p>Help preserve the area</p>	No comments.
<p>Preserve the aesthetic & historical architecture of the properties inline with there pleasing aspects</p>	No comments.
<p>Helps protect areas to be able to visit to reflect</p>	No comments.
<p>Will improve the area</p>	No comments.

To maintain its architectural and historical heritage	No comments.
Having this area will affect all of us positively as citizens of Colne - it's not just about me personally. We will be able to preserve the architecture, aesthetics and environment of our town and retain its character.	No comments.
I hope it will improve the care and maintenance of buildings in the area. Improving first impressions for the visitors.	No comments.
There is a lot of discussion about the historic nature of Carry Lane in the documents, however the land owner of the open field has allowed the historic walling and trees to decay to the point that it now a safety hazard. Additionally, the numerous utilities that have dug up the road in support of the new Barnfield estate have left the road in a terrible state of repair. Hopefully, this designation will prompt the Council to take some action.	The walling is falling down in places. The merits of this area are not the quality of the build form of the walls but the historic context of the road and the unique nature of the stones that lie within it.
i would like to see a map of the area that is to cover the conservation area.	A map was included in the publicity material and the CA Appraisal
The boundary line on the south side from the cemetery crosses the path of Old Mill Drive to the river to include old farm buildings on Coal Pit Lane. This means our boundary wall and trees to the left (west) of this line would be within the conservation zone so any maintenance work we may wish to carry out on the wall and trees, any changes we desire would be subject to the councils agreement, notwithstanding any current regulations that may apply. The development on Old Mill Drive including access road, boundary wall and trees was constructed initially from 1994 so has no historical or architectural significance.	This area was not included in the original assessment form Growth Lancashire and was added in by Colne Area Committee. It has the least historic and architectural merit of the proposed CA area.
The inclusion of the church would impact us both financially and administratively. We are a self financing church and any increase in expenditure e.g. in increased insurance premiums and maintenance spending would adversely affect us. There would also be more administration involved if planning permission was required for repairs and/or alterations.	Churches do not have permitted development rights to be altered so the planning status will not alter.