

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 March 2024 09:22
To: Planning
Subject: Planning Application Comments - Application 3/2023/1011 FS-Case-593669613

Planning Application Reference No.: Application 3/2023/1011

Address of Development: 41-43 Wellgate

Comments: I respond with comments regarding the proposed development of 41-43 Wellgate, Application 3/2023/1011.

Although listed as a consultee we have not received any correspondence regarding the development. My primary concerns relate to the density of the development and the impact on the immediate surrounding area.

There is already a significant parking issue on Wellgate, not only during the day, but also in the evenings when the takeaway at 35 Wellgate is open. Delivery drivers are using the pavement opposite (with double yellow lines) as overflow parking, resulting in obstruction to traffic coming down Wellgate, and also to pedestrians. There is also considerable traffic generated by customer collections. Additionally Friday and Saturday evenings are especial busy with taxis servicing the night club. I do not believe that that the area could accommodate the additional parking required by 5 residential properties. The takeaway restaurant on the ground floor of No 43 has not been open for some time, but will also generate considerable parking issues when it does open.

The takeaway at No 35 already uses Wellfold regularly as the inappropriate location for commercial bins, causing obstruction to vehicles accessing the lane. The waste collection plan does not seem to adequately allow for the either the existing or proposed increase in bin storage and access for collection. Whilst, [REDACTED] we very much appreciate the frequency of road sweeping, there is a considerable amount of litter generated in the area.

There is no detail of colours, external finishes or proposed materials in the submission. The additional rear storey extension would be very visible and intrusive, and reduce the open views to Pendle [REDACTED] in the conservation area we are subject to very strict rules regarding these issues. Submission of this planning application is an opportunity to improve the conservation area by ensuring that any development conforms with the conservation area town plan. Please find below some of the relevant sections taken from Ribble Valley Council's document regarding the approach to protecting the conservation area:-

Ribble Valley Borough Council - Clitheroe Conservation Area Management Guidance

Weaknesses:

conservation area's strong historic character and appearance

Insensitive alteration of historic buildings, including some modern shopfronts, spoiling the Garish commercial signs and advertising

Twentieth century development that fails to preserve the historic character and appearance of the

conservation area; conservation area's strong historic character and appearance

Poor quality concrete paving

Traffic noise in vicinity of Well Terrace

Threats to the Clitheroe Conservation Area

Poor quality shopfronts

The Clitheroe Conservation Area Appraisal made the following recommendations:

Poorly designed shopfronts with little regard for the host building and the streetscene spoil the historic character and appearance of a building or street. A Council Shopfront Design Guide would assist the promotion of good design.

Review of the conservation area appraisal and management guidance every five years in the light of the Local Development Framework and emerging government policy.

Thank you,