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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 February 2024 16:05
To: Planning
Subject: Planning Application Comments - 3/2023/1011 FS-Case-590967844

[REDACTED]

Planning Application Reference No.: 3/2023/1011

Address of Development: 41-43 Wellgate
Clitheroe
BB7 2DP

Comments: Application 3/2023/1011
Flat above 41-43 Wellgate Clitheroe BB7 1LU

Please note that 41-43 Wellgate is not BB7 1LU, it is BB7 2DP.

Further to the recent application for the conversion of the living area of this property to be extended to an upper floor within the conservation area and converted into 5 flats, plus the commercial property at the front; I would like to note a number of issues and object to the extension and waste management plan.

Access

The driveway known as 'Wellfold' belongs mainly to the Dog & Partridge Pub with a small section belonging to the [REDACTED] and access is required to [REDACTED] and to the pub car park 24 hours / 7 Days. [REDACTED] have no other parking availability.

To the best of my knowledge, 41-43 Wellgate does not have vehicular access to Wellfold and will only have access through the 'restaurant' area and doors for all plant, machinery and materials unless carried by hand. How will this be managed when the commercial property is occupied in the future?

There is no room whatsoever for any scaffolding to be erected on Wellfold and this will not be allowed by the property owners / authorised users, who have 24 hour access without hinderance.

Please note that the clearance for normal cars is less than 4 inches in places on Wellfold and, even if it were to be allowed, Transit tippers etc would not fit down.

The dangers to users and pedestrians are obvious.

Parking

With 5 additional residential properties, there would be parking chaos. There is no off road parking available for the additional 5-10 cars that would surely be expected to stay, let alone visitors. The on road parking is restricted to one hour through the day and any on road permits would ruin commercial opportunities on Wellgate and in the town.

Waste Management

Each commercial and residential site in the area was granted permission to include bin store / area. The bin store mentioned on the application is already shared between [REDACTED] [REDACTED] Even without [REDACTED] property using their own and none of the proposed flats yet existing, [REDACTED] claim not to be able to [REDACTED] [REDACTED] despite being asked not to. Realistically, the siting of 12-18 additional bins and commercial waste skips is simply not possible and they will be abandoned on Wellgate and Wellfold with the associated litter, obstruction and danger to the safety of pedestrians and health of the community with the litter and vermin that already enjoy free reign around the [REDACTED] on its own blocks the pedestrian refuge thus creating further danger to pedestrians who choose to use this route to and from Tesco. RVBC continue to ignore this matter. Photos available of litter and rats.

Even the plan of the applicant shows the bins on collection day being sited in a way that would completely block access to Wellfold, a private driveway, albeit used by pedestrians. This is not acceptable and will not be tolerated.

Proposed Additional Floor

The property 41-43 Wellgate is some significant size in relation to other buildings, the outside space and parking and infrastructure resources available to it. Whilst progress is sometimes required, being sited within a conservation area, the local residents should be able to rely on RVBC not to allow the totally unnecessary destruction of a historical building on a historical road for no other good reason than to make a single property into 6 of them. The quality of the development should also be reviewed to ensure suitability for the area.

Aside from the impact to Wellfold on one side, the addition of a further floor would directly overlook the majority of the private garden of [REDACTED] that connects [REDACTED] This would impact on the quality of life of [REDACTED] be an invasion of privacy, and restrict light to the property. This is not necessary or acceptable to make 41-43 Wellgate a decent liveable space for any new residents and can only be to maximise profits for a developer who will not reside there, at the expense of neighbours and the new occupants themselves.

I appreciate your consideration of the area and impact such a large development would have on this corner of Clitheroe, Heild Well, Wellgate and Wellfold. RVBC should take appropriate action.



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