



**For attention of Mr. S.Kilpatrick
Senior Planning Officer
Ribble Valley Borough Council
Clitheroe.**

Dear Mr. Kilpatrick,

3/2023/1011

Proposed conversion to five flats at 41-43 Wellgate.

Whilst the conversion of part of these premises to include more residential accommodation may appear to be acceptable, I strongly object to the creation of five flats . It is over intensification on this site.

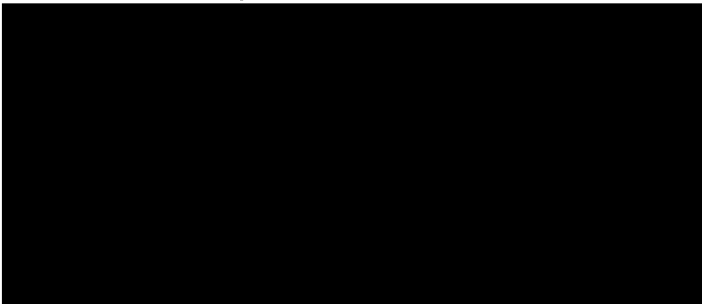
Furthermore, refuse disposal proposals appear far from adequate for a property with five residences and a takeaway food outlet and access to the refuse bin area appears to be difficult and inconvenient.

I have noticed that the work which has already been carried out in the retail part of the premises fronting Wellgate has been a haphazard, unprofessional job. In stripping out previous fittings there has been scant attempt to clean up the builders rubble thoroughly and the ground floor has been left in an untidy, debris-littered mess. It is debatable whether the building has been left structurally sound.

In such close proximity to the Grade 2 listed buildings Heild Well and the Dog and Partridge Inn, and with the constant pedestrian use of Wellfold, the appearance of this building has an important impact on Clitheroe's Conservation Area.

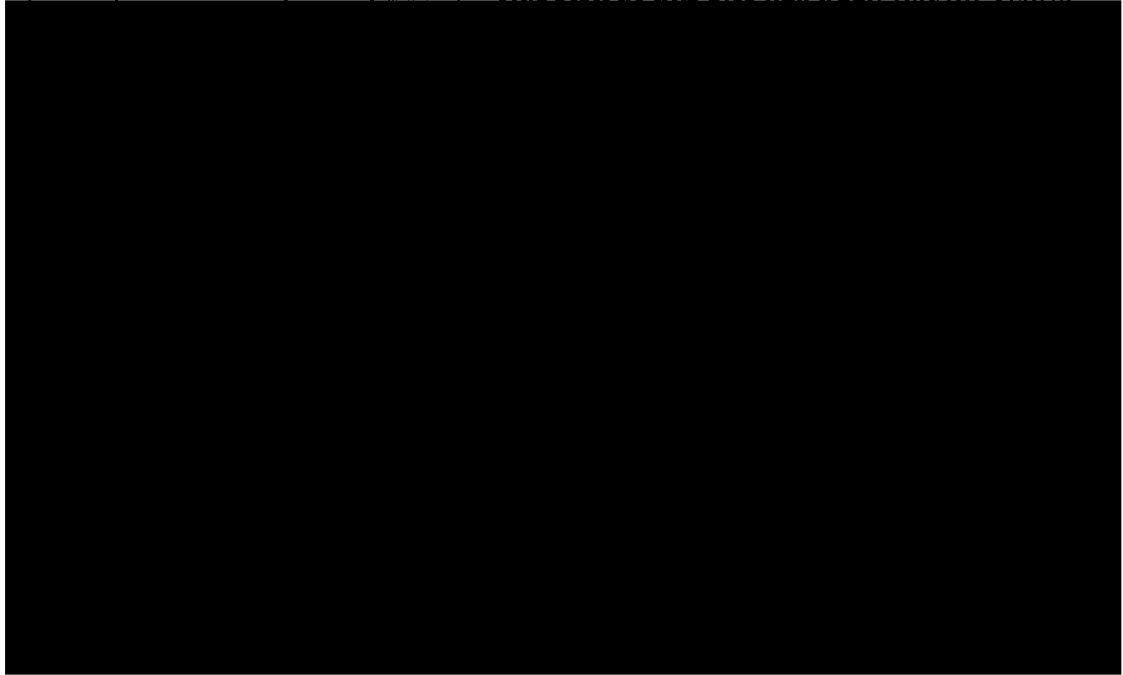
Clearly it needs to be returned to a useable state, but whatever application is approved I hope that council officials will take any action necessary to ensure that building regulations and approved plans are adhered to and the result is an enhancement to the area, not an eyesore.

Yours sincerely,



Enc. Previous applications by same applicant.

3/2017/0941 and 3/2016/1169. Rubbish at this site has been left for years.



84-86 Lowergate. Within the Conservation Area.

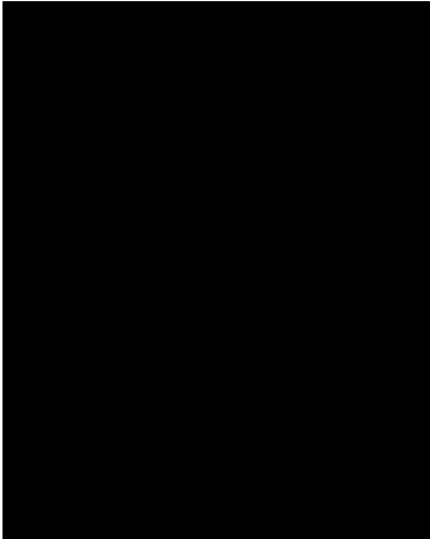
The gas supply box on the gable end was shoddily repaired in 2023 after years of being exposed with a broken cover.  reported it to the Gas company and RVBC I was told it was the responsibility of the property owner. There have been various instances of leakages of unidentified substance on the front wall reported to the council in the past.

3/2013/0239

3/2012/0163

3/2009/0962

3/2008/0873/P

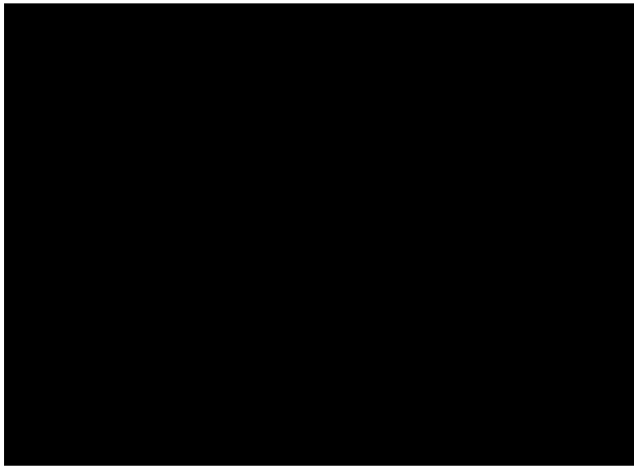
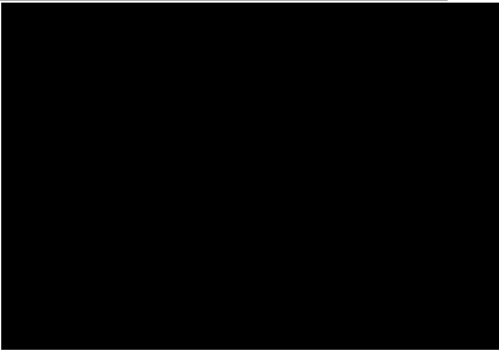
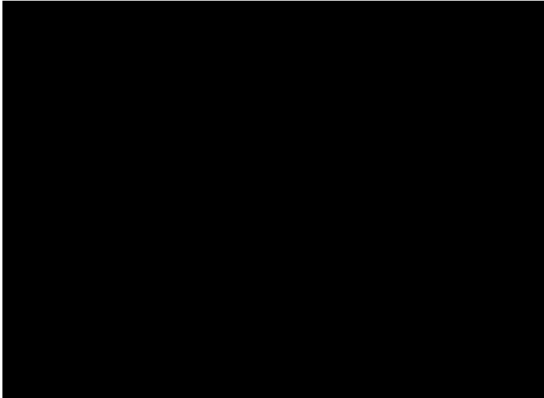


E 4 MAR 2024

116-118 Bawdlands

3/2012/0290

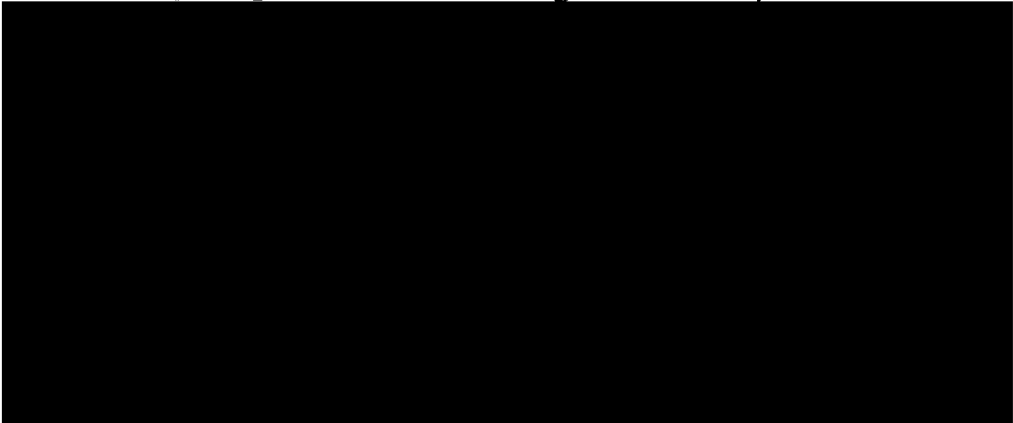
3/2011/0613



23/25 Bawdlands

3/2009/0763

Outward opening windows at head height. Are these permitted?



On this evidence, if permission for application 3/2023/1011 is granted, it is unlikely that the work will be completed satisfactorily without constant supervision.

From:
Subject:

Planning
FW: Planning Application Comments - 3/2023/1011 FS-Case-591784426

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: Saturday, March 2, 2024 6:42 AM
To: Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application Comments - 3/2023/1011 FS-Case-591784426

Planning Application Reference No.: 3/2023/1011

Address of Development: 40-41 Wellgate, Clitheroe, BB7 2DP

Comments: I am concerned with 5 flats and possible 2 businesses about the provision for waste bins and the fact there is no nearby parking for 5 flats.