

Ben Taylor Ribble Valley Bourgh Council Clitheroe

July 30th 2024

Dear Ben,

I write further to you following my objection of planning application No: 3/20024/0269 27-29 Bawdlands Clitheroe, which was subsequently withdrawn.

A new planning application has been submitted Application 3/2024/0552. The new application with minor changes does nothing to address my original concerns of the first application. As such I must object the Application 3/2024/0552 in the strongest possible terms.

To reiterate my original concerns.

Corporation street is notorious as a 'rat run' for traffic between Bawdlands and Thorn Street/Eshton Terrace. The street already suffers a massive amount of traffic all day, making it very dangerous to cross the roads for young people, and people with mobility issues. Due to the width of the street and number of cars usually parked on the street, there is a constant steam of fast-moving cars in single file down the center of the road or cars back around the corner causing significant congestion on the street or roads leading off the street. Moreover, most nights of the week the businesses in the area generate even more cars parked on the street usually double parked on double yellow lines.

Many cars on the street are being collided with on a regular basis due to the significant amount of traffic and street width/parking. The street has had 3 cars hit multiple times in the last few weeks alone. I fear that it is only a matter of time before a child or person is hit crossing the road. The amount of damage being cause has dictated many householders needing to purchase CCTV.

I believe allowing a further change of use of buildings and extending the number of residential properties in the area will only prove to exacerbate the dangers and issues highlighted above. Furthermore, during the significant construction these changes would bring I believe the disruption, increased traffic, parking, and safety

issues associated with the build would increase the risk of obstruction for the emergency services and refuge collection service etc.

I also have serious reservations regarding the plans for the local area and object further on this basis. The area around Bawldlands and Henthorn area has already seen a significant growth in residential properties and the loss of business use properties. Business use buildings in the area have seen a significant amount of change of use to flats and or single dwelling properties, resulting in loss of business use properties, not in keeping with the local plan for housing.

I believe that further multiple occupancy buildings in the area could impact on property values in the area. As discussed earlier. The change of use from business to flats already seen in the area has led to the building to lose aesthetics and appearance of disrepair. For more flats to be constructed alongside the extra parking, noise, and safety issue, could affect property prices in the area.

Further to my original concerns, I agree with many arguments raised by fellow residents previously:

The application still includes 8 dwellings. There is already an increase in vermin in the area as refuge bins are kept in alleyways often overflowing. Where will the bins for these dwellings be kept with no yard or space to the rear of the properties. It would appear from the plans; bins are to be kept inside the property? I do not believe that any residents will keep smelly dirty bins inside. Also, the plans show only 4 bins for 8 dwellings, waste, and recycling. Surely this is not enough.

There would be health and safety issues for residents living in the property with no fire escape exit from the first floor if there was to be a fire. There may be an increased fire risk with multiple occupancy properties. If a fire was to breakout this could endanger residents and properties along the terrace.

and health and safety. If potential residents? For two weeks we have seen an increased grid lock of traffic due to an illegally parked skip/trailer dangerously close a very busy corner, on double yellow lines with no lights or warning signs.



The property is now gutted with many internal walls knock through. Does the owner believe that this application is already passed? I believe this shows a great disregard for local resident's former concerns or the council's authority and decision not to pass the previous application.

Kind regards



From: Sent: To: Subject:	Contact Centre (CRM) <contact@ribblevalley.gov.uk> 30 July 2024 19:00 Planning Planning Application Comments - 3/2024/0552 FS-Case-634863237</contact@ribblevalley.gov.uk>
Planning Application Reference No.: 3/2024/0552	
Address of Development: 2° Clitheroe Lancs BB72LA	7-29 Bawdlands
occupancy will have a negation road is used as a rat run between	to the above application, the introduction of a house of multiple ve impact in the local area, traffic in the area is already very high the veen between eshton terrace and bawdlands with multiple residents aged, and parking is already difficult for residents especially when the
throwing rubble into it from a pavement and road which is week partially blocking the pa	the local residents by parking on the double yellow lines on Corporation street, workforce are nupstairs window leading to debris rubble nails and glass littering the rarely cleaned up. The trailer is left there 24 hours a day seven days a avement, there are no reflective markers or lights on the trailer at night ne pavement with no warning marker is a trip hazard.
Since the last planning application was refused workforce have knocked down internal walls ceilings and what seems to be all the internal fixtures, this shows a lack or respect for the planning process the opinion of the local residents and councillors. In my opinion this gives a sign of attitude going forward and managing the property if it were to be approved, clearly has no regard for the peope living in the area just seems determined to do what wants with no care for the effect on others or the rules.	
people upstairs get out, or whe property on that site is neither As i stated in my previous object and upker already completed despite property of the poor management and upker already completed despite property of the pro	es where would the bins be stored? If there was a fire how would the nere would the placement of a fire escape be a multiple occupancy or practicle or safe. The ection i have visited many properties like this interest and the issues that arise such as anti social behaviour and the above mentioned issues regarding the trailer and the work lanning being refused would suggest that this carefree attitude and the local area would continue if planning were to be approved.

I urge you to refuse this application in order to safeguard the local community from further increased traffic, sanitary issues, parking issues and the threat of anti social behaviour. The development it's self is already having a negative and hazerdous effect on the local residents, please dont allow this development and behaviour to continue.