

**From:** [REDACTED]  
**Sent:** 05 June 2025 21:30  
**To:** Ben Taylor  
**Cc:** Planning  
**Subject:** App Ref 3/2025/0316 27-29 Bawdlands Clitheroe

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Mr Taylor

I note that an "additional" Planning Statement has been submitted in connection with the above and wish to comment as follows:

The additional Planning Statement, whilst clarifying occupancy numbers, does not add anything new with respect to information or detail which is not already covered in the submitted application documents, nor various related correspondence.

In Section 5 "Conclusions" of the Planning Statement, one may conclude that the thrust of the argument for approval being granted, is on a reduced "density" of the proposal and that additional internal communal space is now proposed.

However, while the LPA may consider various areas of concern raised in the Planning Inspector's Decision Notice on the earlier application to have been addressed, there is still the issue raised by the Planning Inspector regarding "servicing arrangements" which are irrespective of the occupancy numbers.

The Planning Inspector stating:

*"While an internal cycle storage area has been indicated on the plans, **this area is small**, and it has not been clearly demonstrated that it is of a sufficient size to accommodate cycle parking provision for up to 8 bicycles. As such, some residents may be faced with the alternative of carrying bicycles upstairs, which may be difficult for some. As such, it has not been demonstrated that the proposal would provide satisfactory provision for the parking/storage of bicycles and so there would be conflict with the requirements of CS policy DMG3 in this respect".*

There is no evidence whatsoever that the reduction in occupancy, requiring cycle storage from 8 to 6 bicycles would now render this "small area" adequate when considering the physical manoeuvring of 6 bicycles into and out of this area, especially given the area is shared with bin storage and laundry facilities and is accessed via three steps.

I refer you to Para 3 of my original objection dated 20th May 2025

The Planning Inspector also stated:

*"The appeal property does not appear to benefit from any external areas and so the proposed plans show the internal storage of refuse bins, which the Council's Environmental Health Officer has indicated as requiring mechanical ventilation. The appellant's submissions indicate that this area would accommodate 4 x 240 litre bins for both refuse and recycling and there is no information before me to suggest that this would not be adequate for up to 8 people.*

*However, at the time of my site visit, this area was occupied by washing machines and while an external door had been created to Corporation Street, this doorway included three steps down to the pavement. The proposed plans suggest a ramped access, but no section drawing has been provided for this area, showing how the difference in levels would be accommodated, what the resulting gradient would be, and whether the internally opening door could be accommodated with a ramp. As such, I am not satisfied from the information before me, that this internal refuse storage area would be useable by future occupiers, particularly when having to move heavy refuse bins outside for collection. As no alternative refuse storage has been indicated, the proposal has not demonstrated suitable servicing arrangements for future occupiers in this respect".*

The notation that a portable ramp will be provided is far too simplistic, it is not a feasible solution. I refer you to Para 4 of my original objection dated 20th May 2025.

I once again suggest, that it is inconceivable, that a recommendation for planning approval could be forthcoming, when a major element, contributing to a Planning Inspector's decision to dismiss an appeal remains part of the current application, therefore I ask that this application be refused.

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