

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 November 2025 18:18
To: Planning
Subject: Planning Application Comments - 3/2025/0867 FS-Case-767869576

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0867

Address of Development: Primrose Mill Business Park
Primrose Road
Clitheroe
BB7 1DR

Comments: I strongly oppose this proposal as already there are multiple wagons parked on the roadside blocking the access to property.
There is nowhere near the parking space for current deliveries never mind an increase in traffic
Furthermore an increase in the volume of traffic poses traffic delays for vehicles travelling on Whalley Road as currently traffic is backed due to a two way street double parked with cars belonging to workers in the Mill during Monday to Friday working hours.
Pedestrians are compromised with cars parked on the curbs. This affects those particularly walking with prams or wheelchairs.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 November 2025 11:39
To: Planning
Subject: Planning Application Comments - 3/2025/0867 FS-Case-768034090

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0867

Address of Development: Primrose Hill Business Park
Primrose Road
Clitheroe
BB7 1DR

Comments: We wish to object to this application because it will facilitate an increase in the number and size of large vehicles using Primrose Road as access. The road is already used as access for several huge lorries each day and represents a safety risk for motorists and pedestrians when the lorries are waiting and/or queuing, mounting the pavement to allow other vehicles pass, parking on the road/pavement, performing three point turns on the bend of Primrose Road. The road has also been damaged with pot holes in need of constant repair. All of the existing problems will be worsened by this application.

[REDACTED]

From: [REDACTED]
Sent: 24 November 2025 15:29
To: Planning
Subject: Fwd: Planning application 3/2025/0867 more photos
Attachments: IMG_5494.jpeg; IMG_5486.jpeg; IMG_5495.jpeg; IMG_5485.jpeg; IMG_6011.jpeg; IMG_6010.jpeg

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Mr Kilmartin

Further to my email below, I have attached more photos taken today within an hour of each other. They show 3 large lorries - 2 of which mounted the pavement for 5 - 10 minutes outside [REDACTED]. In the background of one of the photos you can see a lorry leaving the premises and the waiting lorry has to mount the pavement to allow it to pass.

This again further illustrates that more and/or larger lorries and traffic is, at best, undesirable and at worst dangerous. It also shows that this happens daily and the previous photos are typical of the issue.

Yours sincerely,

[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Mon, 24 Nov 2025 at 11:59
Subject: Planning application 3/2025/0867
To: <planning@ribblevalley.gov.uk>

Dear Mr Kilmartin

Please find attached some photos which support the comments I made relation to the above application.

The photos were taken earlier in the year but they represent what happens pretty much on a daily basis on Primrose Road.

I would urge you to consider the health and safety impact of allowing more and bigger lorries to have access if the application was to be successful.

Yours sincerely

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 November 2025 18:48
To: Planning
Subject: Planning Application Comments - 3/2025/0867 FS-Case-768206286

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0867

Address of Development: Primrose Mill Business Park, Primrose Road, Clitheroe, BB7 1DR

Comments: I strongly object to this planning application on the following grounds:

1. Currently deliveries/pick ups are made multiple times a day to Primrose Mill, causing obstructions and health and safety hazards due to the size of the 16m trucks that are delivering. This narrow (at times single) road (Primrose Road) is used as a 'waiting area' outside of residents' houses, causing many obstructions to the residents who have their drives blocked on a daily basis. The normal flow of traffic (which has also significantly increased due to the large housing estate that has been built off Woone Lane) is disrupted and traffic is quite often seen backing onto the main A59 road, due to lorries taking 3 point turns in the area around the entrance to part of the business park. At times, we have seen TWO 16m lorries trying to manoeuvre around each other in this very small space entirely blocking the flow of traffic.

The process of knocking down a building is not going to provide any turning space within the area, so is not going to ease this problem, so this disruption and frustration will continue.

Pedestrians are also at risk as this is the crossing point and I have seen many near misses with people having to cross over to the far side of the road (no pavement as currently covered in tree debris). Lorries have also been seen unloading and loading on the main carriageway.

The limited access and turning areas are wholly unsuitable for a distribution centre such as this and is quite simply not fit for the purpose that it is being used for.

There are smaller businesses operating out of the park who also need access and often struggle to get items delivered. The large lorries block their access to potential customers so this is affecting their business.

2. [REDACTED] building to be knocked down and [REDACTED]. It is a beautiful 'rustic' style in keeping with the rest of the mill. [REDACTED] will change and we will be [REDACTED] eyesore from where the building would have been.

3. Bat Survey. The survey has been completed but during the hibernation period.

We see many, many bats on the summer evenings and cannot believe that they are not using this beautiful building. On the application form it states in the 'Biodiversity and Geological Conservation' that there are "NO" protected species.

However, the Bat survey states that this is inconclusive at this time as they are in hibernation at the

time of survey and would need to be repeated in the summer.

Thank you.

[REDACTED]

From: [REDACTED]
Sent: 24 November 2025 18:53
To: Planning
Subject: Planning App Ref: 3/2025/0867 Primrose Mill Business Park, Primrose Road.

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Sir/Madam,

Regarding planning application 3/2025/0867, Primrose Mill Business Park, Primrose Road, Clitheroe, BB7 1DR.

I strongly object to this planning application on the following grounds:

1. Currently deliveries/pick ups are made multiple times a day to Primrose Mill, causing obstructions and health and safety hazards due to the size of the 16m trucks that are delivering. This narrow (at times single) road (Primrose Road) is used as a 'waiting area' outside of residents' houses, causing many obstructions to the residents who have their drives blocked on a daily basis. The normal flow of traffic (which has also significantly increased due to the large housing estate that has been built off Woone Lane) is disrupted and traffic is quite often seen backing onto the main A59 road, due to lorries taking 3 point turns in the area around the entrance to part of the business park. At times, we have seen TWO 16m lorries trying to manoeuvre around each other in this very small space entirely blocking the flow of traffic.

The process of knocking down a building is not going to provide any turning space within the area, so is not going to ease this problem, so this disruption and frustration will continue. Pedestrians are also at risk as this is the crossing point and I have seen many near misses with people having to cross over to the far side of the road (no pavement as currently covered in tree debris). Lorries have also been seen unloading and loading on the main carriageway. The limited access and turning areas are wholly unsuitable for a distribution centre such as this and is quite simply not fit for the purpose that it is being used for. There are smaller businesses operating out of the park who also need access and often struggle to get items delivered. The large lorries block their access to potential customers so this is affecting their business.

2. [REDACTED] to be knocked down and [REDACTED]. It is a beautiful 'rustic' style in keeping with the rest of the mill. [REDACTED] will change [REDACTED] at an eyesore from where the building would have been. This is a beautiful building that forms part of the industrial history of Clitheroe.

3. Bat Survey. The survey has been completed but during the hibernation period. We see many, many bats on the summer evenings and cannot believe that they are not using this beautiful building. On the application form it states in the 'Biodiversity and Geological Conservation' that there are "NO" protected species. However, the Bat survey states that this is inconclusive at this time as they are in hibernation at the time of survey and would need to be repeated in the summer.

Thank you.

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 November 2025 20:15
To: Planning
Subject: Planning Application Comments - 3/202/0876 FS-Case-768231177

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/202/0876

Address of Development: Primrose Mill Business Park, Primrose Rd, Clitheroe, BB7 1DR

Comments:

Thank you for the opportunity to comment on this application.

The proposed demolition and development may be a helpful use of space. It certainly has the potential to ease congestion at the end of Primrose Road. However, it may create a situation which is quite the reverse, and also present major risks to public safety. Planning Officers may wish to consider these issues, to ensure optimal safety for residents and visitors, if the proposals and the associated work progress.

If the additional space created leads to an increase in the number of large vehicles which carry deliveries to the location, at any one time, given their size, this may cause issues relating to access, manoeuvrability when on site, and in preparation for departure. As a consequence, this may create additional congestion on an already over-used minor road, and safety problems for users of other vehicles, pedestrians, children and dogs.

[REDACTED]

From: [REDACTED]
Sent: 24 November 2025 21:04
To: Planning
Subject: Planning Application No. 3/2025/0867

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

From: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Ref. Planning Application No. 3/2025/0867

The parking of large lorries in the area around the building that this planning permission proposes to demolish has long been a problem, with lorries currently parking alongside the boundary wall with 17 Woone Lane. In doing so, they often block vehicular (and sometimes pedestrian) access to the lane that runs from Woone Lane up to Lower Standen Farm.

1. If the purpose of the demolition of this building is to create an *alternative* parking space to the current parking practice, then we could support it, subject to (2) below. If, however, the creation of this parking space was to be used in any way as an *addition* to the current parking practice, we strongly object.
 2. If lorries were to park on the footprint of the building once demolished, we are concerned that these heavy lorries could end up driving onto the bridge over Pendleton Brook which is directly bordering the edge of the existing structure. This may affect the structure of the bridge and potentially pose a safety concern and/or end up still blocking the lane up to Lower Standen Farm. We request that this application be amended to include the installation of bollard(s) to prevent lorries being able to drive onto the bridge.
 3. To ensure that this proposal provides only *alternative* and not *additional* parking to the current practice, we further request that this planning permission be amended to include to installation of further bollard(s) to prevent lorries from parking alongside the boundary wall with 17 Woone Lane.
 4. We request that the location of the bollard(s) proposed in (2) and (3) above be such that car access up the lane to Lower Standen Farm remain unobstructed.
- [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 24 November 2025 23:21
To: Planning
Subject: Planning Application No: 3/2025/0867

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Grid Ref: 373766 440695

Dear sir/Madam,

I am objecting to the above application on the following grounds :-

1. The proposed expansion of operations, with regards to 16 metre lorries at the Primrose Mill site, which will inevitably lead to even more lorries using a dangerous and often congested corner to attempt three point turns and reversing manoeuvres, with no supervision or safety measures evident.
2. The use by Primrose Mill of a part unadopted road (LAN286930) which has full and Unrestricted use by the general public, and required access at all times by the residents of Lower Standen farm, to load and unload 16metre long lorries unsupervised and with no safety measures evident. The request to take control of the land by Seawood Investments Ltd. Was cancelled by the Land registry in July of this year. This proposal would effectively totally block access to the bridge and any public rite of way.
3. The use of a residential road to "queue up" said 16metre lorries, often four at a time, causing obstruction to residents and general traffic flow on a now very busy access road. The building of the large Woone lane housing estate with Primrose road as the main entry and exit route.
4. The inability to have any discussion at all with either the owner of the site or the main lease tenant of the Mill site as to their intentions, and in particular their casual approach to public safety.
5. The proposed plan shows a large Lorry parked fully up to the edge of the river bank, and I see no mention in the proposal of any attempt to inspect properly the structural integrity of the bank, with regards to its load bearing capacity. The structure to be demolished has only, to this point, been used to store light materials such as pallets.
6. There are Bats evident in the area, and although the Bat survey is inconclusive at this stage, it clearly states that it can't be fully and properly checked until September 2026.
7. The additional noise pollution of several lorries being loaded and unloaded by forklift trucks at the same time, and no longer having any need to back down the slope to the main entrance, which is the preferred option.
8. The fact that [REDACTED]
[REDACTED], and was met with a total rejection, delivered, may I add, by a third party. These people won't even give us the time of day.

In conclusion, the Mill site was most definitely in existence prior to the residential development. But the site owner has since extended his operations by letting the major part of the site to his main tenant and obviously intends further expansion of operations, which I feel is a step too far and the council should now listen to the residents in this matter.
I feel it would be a total disgrace if this application were to be granted.

Regards,

[REDACTED]
[REDACTED]