

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 March 2026 12:37
To: Planning
Subject: Planning Application Comments - 3/2026/0021 FS-Case-817244874

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0021

Address of Development: Flat, 41-43 Wellgate Clitheroe BB7 1LU

Comments: First the post code on the application is incorrect.

Point 1 is the boundary that is marked on the location plan in red is inaccurate as it is impinges onto our [REDACTED] in fact the outside wall of no 41 Wellgate.

Point 2 I do not find the refuse situation suggested as being adequate, in the bin store the plan shows 2 wheely bins, which is not enough for 4 flats, when you consider what Ribble valley refuse policy says

A 140 litre burgundy bin is provided for the weekly collection of general/non recyclable waste, which is collected alongside the alternate weekly collection of a 140 litre blue bin provided for the recovery of mixed glass, cans and plastic bottles, and either a 140 or 240 litre green bin provided for garden waste. A white reusable sack is provided for the fortnightly collection of mixed waste paper and cardboard.

Ribble Valley Borough Council is introducing a new mandatory weekly food waste recycling service starting in April 2026. Where is that to go?

The plan then says "Each flat to use the bag refuse collection scheme with local council- bin bags to be placed on Highways on collection days only"

I am concerned that if it is bags they will be out on Wellgate at the front of the Dog Inn from the night before collection day they will not be against a wall so will be at the mercy of the weather, vermin never mind the public on a night out. The ginnel between 43 Wellgate and the Dog Inn is at best messy and at worst a tip I don't think putting rubbish bags at the side of the road will improve that, in fact I can only see it being made worse. It is a busy walkway to and from Tesco and Holden Street carpark and is one of the gateways into Clitheroe.

You may say that the bags will only go out on the day of collection, in the real world they will go out the night before.

Point 3 The covered passage at the rear of 41-43 which we at 37-39 Wellgate and also 35 Wellgate have legal right of way through needs to be clear at all times, for deliveries and for refuse bins. I have concern that 4 tenants will use it for storage for example bikes, there is no provision in the plans for bike storage. I would like the developer to include (passage to kept clear at all time in the tenancy agreements and also signage stating this)

The refuse storage for the ground floor retail is listed as “Commercial waste stored within ground floor layout responsibility of prospective tenant”, I have concern that this will in fact be another large wheeled skip left out in the ginnel and it should be a condition that no skips or bins to left out other than collection day.