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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 March 2026 14:52
To: Planning
Subject: Planning Application Comments - 3/2026/0021 FS-Case-814561262

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Planning Application Reference No.: 3/2026/0021

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

Comments: The site is wholly unsuitable for 4 additional dwellings in addition to the mystery future use of the ground floor, that will likely be food driven, with the associated half dozen vehicles racing in and out daily as other similar sites on Wellgate.

The expectation for such a residential development of five multi occupancy properties to attract occupants requiring access to a total of zero vehicles is unreasonable. Surprised LCC have even considered this, but there is also no evidence of the cycle store that the selected and very local fitness enthused residents will need, according to their assessment.

The usual RVBC tickbox for a site refuse plan with one commercial and four residential properties having access to a total of two single bin spaces. Of course, this will not matter as there is no enforcement of previously agreed refuse plans - see [REDACTED] commercial skip causing a dangerous obstruction being abandoned on the pedestrian refuge area of Wellfold without action (despite the planning approved access to shared bin store); now the [REDACTED] also abandons all skips and bins 8-10mts away from the planning approved bin store. Despite Environmental Dept being shown evidence of the litter and actual vermin - no interest or action. I am sure this gives any applicant confidence that there is no need to consider the impact further. The refuse plan on this application suggests bags of rubbish to be left in the dead centre of a private driveway to which none of the residents will have anything other than pedestrian access, but neighbours need 24hr access. That will not end well. It is unclear if this corner of the town is the only central part where rubbish can be left outside at will by commercial and residential properties; now not even in a bin.

No vehicular access is available to the entrance of these properties whatsoever, let alone parking. Vehicular access to Wellfold is available only to the owners/occupants of the Public House and Wellfold Old Stable. Wellfold is regularly mistaken for a public footpath, now without a useable pedestrian refuge to escape the cars. This obvious danger seems also to be ignored.

Hopefully, the planning team will take a short walk to review the above current and previous concerns highlighted by neighbours on behalf of the historical Clitheroe town and review suitability of one

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building being split into 5 high impact properties.