

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 27 April 2026 13:15  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0292 FS-Case-832326128

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0292

**Address of Development:** ashgreen house 1 a somerset avenue wilpshire

**Comments:** I strongly oppose this application for a childrens home, working within [REDACTED] years i have first hand experience of the issues and impact on the neighbours and what this type of dwelling can bring to a residential area. I [REDACTED] and we have recently moved to [REDACTED] having lived in [REDACTED] most of my life and childhood - this is a very quiet neighbourhood which will be impacted negatively by a children home.

**From:** [REDACTED]  
**Sent:** 28 April 2026 11:47  
**To:** Planning  
**Subject:** Re: Change of use application - Ashgreen House 1A Somerset Avenue Wilpshire BB1 9JD ref. 3/2026/0292

⚠ 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.

Apologies your reference 3/2026/0292

- > On 28 Apr 2026, at 11:25, [REDACTED]:
- >
- > Dear Sir/ Madam,
- >
- > I wish to register an objection to the above application.
- >
- > My grounds for doing so are as follows:
- >
- > The property is on an unadopted private road which has to be maintained by all residents. I am concerned that a private care company such as Brinscall Care Ltd will not be as diligent in its maintenance responsibilities as individual owners and residents. There will also be increased traffic and vehicles parking on the Avenue as a result of the change of use which could cause nuisance and damage.
- > I anticipate increased noise nuisance and loss of a residential property.
- >
- > Please note the two mature trees on the grass verge outside of Ashgreen House are protected by a Tree Preservation Order and any future owner of the property must accept responsibility for maintenance of these trees given the road /verge / pavement is unadopted.
- >
- > There are already two children's homes in close proximity - one on
- > Knowsley Rd also operated by Brinscall Care Ltd and one on Whalley Road.
- >
- > I think that Ashgreen House and its location is unsuitable for use as a children's home although I do recognise the need for such properties but not those owned by private companies whose main objective is to make profit at the expense of tax payers.
- >
- > I trust that you will take note of the above. I understand that many of my neighbours also feel strongly that this change of use application should not be approved.
- >
- > Finally , in checking the application on your web site I can fine no rationale for the residents you have chosen to formally consult. A number of close neighbours appear to have been left out e.g number 3 Somerset Avenue and properties at some distance from 1A such as Braemar House included.
- > An explanation of how you decided who to consult would be appreciated .
- >
- > I look forward to hearing from you.
- >
- > Kind regards,
- >
- >

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 28 April 2026 14:38  
**To:** Planning  
**Subject:** proposed change of use at of dwelling at Ashgreen House 1A Somerset Ave  
Wilpshire

**⚠ External Email**

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FAO Lucy Walker Application No 3/26/0292 grid ref 368774 4327710

I live [REDACTED] and it has been brought to my attention by neighbours that there is a proposed change of use from a dwelling to a childrens home for a maximum of 4 children ,at Ashgreen House 1A Somerset Ave.I have not personally received such a notification but would like to be added to the notification list as this house [REDACTED]

I understand that lancashire has the largest number of childrens homes within its local authority area ,more than any other local authority in England .In fact 8% of childrens homes are in lancashire with most being operated by agency providers, with too many not even caring for lancashire children and that more homes are not required.It is therefore beyond my comprehension why you are even considering this application.

Wilpshire is a small village and there are already two small homes for children bringing with them anti social behaviour.We are part of the ribble valley and the houses on somerset Ave are in high council tax bands and expensive to run .We are even responsible for the upkeep of the road itself at some considerable expense ,the speed limit being 20 mph.The home would completely change the status of the ave and would lead to a flood of applications for council tax reductions.The ave is quiet and a private road mainly occupied by elderly residents and is totally inappropriate for a childrens home.

Through no fault of their own the children to be housed have their own problems with some not even fit to attend school and I strongly object to this proposal .There will be disruption to elderly residents lives with traffic coming and going,parking problems ,noise and the antics of the children .We have had previous experience of anti social behaviour on here involving the police and we do not need any more.Please keep me informed of any developments or meetings.I sincerely hope that you do not allow this proposal

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 28 April 2026 14:55  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0292 FS-Case-832768183

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0292

**Address of Development:** Ashgreen House 1A Somerset Avenue Wilpshire BB1 9JD

**Comments:** we at [REDACTED] OBJECT to the above planning application

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 28 April 2026 15:00  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0292 FS-Case-832770934

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0292

**Address of Development:** Ashgreen House 1A Somerset Avenue Wilpshire BB1 9JD

**Comments:** we object to this planning application please add me to your notification list

**From:** [REDACTED]  
**Sent:** 28 April 2026 19:46  
**To:** Planning  
**Subject:** Objection to Proposed Change of Use from Dwelling to Children's Home (for up to four children) at Ashgreen House 1A Somerset Ave Wilpshire, Application No: 3/2026/0292

**⚠ 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,

**Re: Objection to Proposed Change of Use from Dwelling to Children's Home (for up to four children) at Ashgreen House 1A Somerset Ave Wilpshire, Application No: 3/2026/0292**

I am writing to formally object to the above planning application.

While I recognise the importance of providing appropriate accommodation and care for vulnerable children, I have significant concerns regarding the suitability of this particular location for such a development.

Firstly, the property is situated on an unadopted private residential road, with a significant number of elderly residents. The quiet and stable nature of this environment is an important aspect of residents' wellbeing. Introducing a children's home, which may reasonably be expected to involve higher levels of activity, could disrupt the peaceful character of the area and have a disproportionate impact on older neighbours.

In addition, there are concerns regarding increased noise levels. A residential dwelling typically generates predictable and limited noise, whereas a children's home—potentially operating with shift staff, visiting professionals, and the day-to-day needs of multiple children—may result in a noticeable and sustained increase in noise and general disturbance.

Traffic generation is another significant issue. The proposal is likely to lead to additional vehicle movements associated with staff shifts, visitors, and service providers. This is particularly problematic given the constraints of a private road. Inadequate parking provision could lead to obstruction, reduced access for emergency services, and inconvenience for current residents.

The private nature of the road raises further concerns about maintenance, liability, and the appropriateness of intensifying its use without the consent or agreement of those responsible for its upkeep. Is the applicant aware that there are costs and responsibilities in the upkeep of the road?

Finally, please be reminded that there are already two children's homes within 0.5 miles of Ashgreen House, one operated by CANW and one by Brinscall Care Ltd. I don't think it

is right or fair that Wilpshire should house another, especially a commercial one operated for profit in a residential area.

For the reasons outlined above, I respectfully request that the Council carefully considers the impact of this proposal on the existing residential community and refuses the application.

Finally, I am disappointed that I haven't received any written correspondence about this application, even though [REDACTED] from the proposed home. I was made aware of this application by a neighbour, and would be interested in how you selected the addresses you did contact directly. Please keep me and others informed as issues concerning the upkeep of the road impact many more residents than the ones you have written to.

Thank you for taking the time to consider this objection.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**Sent:** 28 April 2026 20:21  
**To:** Planning  
**Subject:** Objection to planning application 3/2026/0292

**⚠ External Email**

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Dear Planning Officer,

Re: Planning Application 3/2026/0292 – Proposed Children’s Residential Home for up to Four Children with 24-Hour Supervision at Ashgreen House, Somerset Avenue, Wilpshire, BB19JD

I wish to formally object to this planning application on the grounds of highway safety, residential amenity, and the suitability of the location for this type of use.

The property is located on a residential road where pedestrian safety is already a concern. The footpaths in the area are poor and, as a result, many residents and children getting on and off school buses are often forced to walk on the road itself. This already creates a hazardous environment for pedestrians, particularly at busy times of day.

Although parking on the street is not currently excessive because many neighbouring properties have private driveways, the application property itself only has parking provision for two vehicles. Given that the proposed use involves 24-hour supervision, staff shift changes, visiting professionals such as social workers and healthcare staff, deliveries, and possible emergency service attendance, it is likely that demand for parking and vehicle movements will increase beyond what the site can reasonably accommodate.

This would lead to additional on-street parking on an already narrow road, further reducing visibility and increasing risks for pedestrians, especially children and elderly residents. The increase in traffic movements would also add to congestion and disturbance within what is currently a quiet residential area.

There is also concern regarding the likely increase in activity throughout the day and night, with staff arrivals and departures and regular visitors creating noise and disruption that would negatively affect neighbouring residents.

In addition, the application does not appear to provide sufficient detail regarding staffing levels, shift patterns, visitor management, and how parking will be controlled. Without this information, it is difficult to properly assess the full impact of the proposal.

A number of neighbouring residents also share these concerns and are objecting to the application due to the unsuitability of this location for a 24-hour staffed residential care use.

For these reasons, I respectfully request that Ribble Valley Borough Council refuses this application due to the unacceptable impact on highway safety, pedestrian safety, residential amenity, and the character of the area.

**From:** [REDACTED]  
**Sent:** 28 April 2026 20:34  
**To:** Planning  
**Subject:** Planning objection application number 3/2026/0292

**⚠ 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 Planning Officer,

This is my second letter of objection as I added further context for lines of objections to this change of residency.

Re: Planning Application 3/2026/0292 – Proposed Children’s Residential Home for up to Four Children with 24-Hour Supervision at Ashgreen House, Somerset Avenue, Wilpshire, BB1 9JD

I wish to formally object to this planning application on the grounds of highway safety, residential amenity, and the unsuitability of the location for this type of development.

The property is situated on a residential road where pedestrian safety is already a significant concern. The footpaths in the area are in poor condition and, as a result, many residents, including children getting on and off school buses, are often forced to walk on the road itself. This creates an existing hazard for pedestrians, particularly during busy times of the day.

Although on-street parking is not currently excessive, largely because many neighbouring properties have private driveways, the application property itself only provides parking for two vehicles. Given that the proposed use involves 24-hour supervision, staff shift changes, visiting professionals such as social workers and healthcare staff, deliveries, and the potential attendance of emergency services, it is likely that vehicle movements and parking demand will increase significantly beyond what the site can reasonably accommodate.

This is likely to result in additional on-street parking along an already narrow road, reducing visibility and increasing risks for pedestrians, particularly children and elderly residents. Increased traffic movements would also contribute to congestion and disturbance within what is currently a quiet residential neighbourhood.

There is also concern regarding the likely increase in activity throughout both the day and night. Staff arrivals and departures, together with regular visitors and service providers, are likely to create noise

and disruption that would have a detrimental impact on neighbouring residents and their enjoyment of their homes.

Furthermore, the application appears to provide insufficient detail regarding staffing levels, shift patterns, visitor management, and how parking arrangements will be controlled. Without this information, it is difficult for residents and the Local Planning Authority to properly assess the full impact of the proposal.

It is also relevant that Ribble Valley Borough Council has recently refused similar applications for children’s residential homes within the borough. For example, application 3/2025/0929 at 17 Redwood Drive, Longridge, for the change of use of a dwellinghouse to a small children’s residential home, was refused on the grounds that it would create an intensification of activity at the site which would adversely harm neighbouring residential amenity and would detract from the character of the surrounding residential area. This demonstrates that the Council recognises that such uses can have a materially different and harmful impact within established residential streets.

A number of neighbouring residents share these concerns and are also objecting to the application due to the unsuitability of this location for a 24-hour staffed residential care use.

For these reasons, I respectfully request that Ribble Valley Borough Council refuses this application due to the unacceptable impact on highway safety, pedestrian safety, residential amenity, and the character of the area.



Sent from [Outlook for iOS](#)