

[REDACTED]

From: [REDACTED]
Sent: 06 May 2026 16:43
To: Planning
Subject: Objection to Planning Application No: 3/2026/0292 Grid Ref: 368774 432710

⚠ External Email

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We wish to formally object to the proposed change of use from dwelling (C3) to children's home (C2), location: Ashgreen House, 1A Somerset Avenue, Wilpshire, BB1 9JD.
As residents of Somerset Avenue we believe the proposal to be unsuitable for the following reasons:-

Highway Safety and Access.

Somerset Avenue is a private road maintained by the residents, there are limited pavements and there is no street lighting. The Avenue is completely blocked by hedging halfway down effectively making it a cul-de-sac which reduces parking spaces. The proposed use would significantly increase traffic on this cul-de-sac through staff rotations, social worker visits, family visits and possibly school transport and emergency services.

Insufficient Parking

The site does not provide sufficient parking for the number of staff and visitors required for a C2 property. Ashgreen House offers a maximum of 2 spaces with cars parked one behind the other with only one entry/ exit point meaning one car will always be blocked in. There is no way to improve access as the trees to the front are protected by Tree Preservation Orders. Overspill of vehicles may obstruct access and exacerbate existing parking problems (Brought to the attention of Stuart Hirst & Alan Schofield in 2025, pictures sent at the time).

Impact on Residential Amenity

The shift based nature of the care home will lead to noise & disturbance at unsociable hours which is entirely out of character for this quiet residential area.

We also note other applications have resulted in Lancashire County Council Social Services commenting that there is an oversaturation in certain areas & that new private homes do not serve local children, but rather those from other authorities. We would have thought this area well provided for by Child Action North West which is only a few minutes walk away (which now offers residential care as well as arranging foster care) and the private children's home on Knowsley Road (again, just a short walk away).

Kind regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 07 May 2026 09:19
To: Planning
Subject: Re: proposed change of use at of dwelling at Ashgreen House 1A Somerset Ave
Wilpshire
Attachments: VID-20260507-WA0000.mp4; VID-20260507-WA0000.mp4; VID-20260507-WA0000.mp4

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Planning application no 3/26/0292 grid ref 368774 4327710

Something else I should have mentioned. There was an accident on the ave on the 7th April when two cars crashed due to parked cars on the road as most houses have more than one car and there are difficulties turning round as you cannot drive straight down the ave due to a barrier and cars exit from a lane off somerset causing a problem.

On Tuesday, 5 May 2026 at 20:48:24 BST, [REDACTED]

Further to my previous email I should have mentioned concerns about traffic. There is no way that four cars can fit at the front of Ashgreen house. There would be a considerable number of cars coming and going at all hours due to changes in shifts for the staff, visits from social services and other parties and there are already many cars parked on the Avenue. All the car changes would result in a lot of noise disrupting the lives of the residents on this quiet road and as previously stated we are responsible for maintaining the private road. Somerset ave is totally unsuitable for a children's home and I hope you do not allow this proposal.

On Tuesday, 28 April 2026 at 14:38:27 BST, [REDACTED] wrote:

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

I live at number [REDACTED] and it has been brought to my attention by neighbours that there is a proposed change of use from a dwelling to a children's 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 is [REDACTED].

I understand that Lancashire has the largest number of children's homes within its local authority area, more than any other local authority in England. In fact 8% of children's 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 children's 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]

From: [REDACTED]
Sent: 07 May 2026 10:32
To: Planning
Subject: Change of dwelling from C3 to childrens home
Attachments: VID-20260507-WA0000-1.mp4; IMG_2065.jpeg

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[REDACTED]

07/05/2026

Planning Application No 3/2026/0292
Propose change of use of dwelling (C3) to children's home (C2)
Location Ashgreen House 1A Somerset Ave Wilpshire BB1 9JD

Further to our email sent on the 30/04/2026.

Somerset Ave is a private road which has been made into 2 cul-de-sacs cars can not drive through from the A666 Whalley road to Ribchester road and have to turn round to vacate the avenue. There is also Briars Croft and a small road between No 2 and No 63 which gives access to houses down the lane and are both dependent on Somerset Ave for access. The attached video shows an accident on the 7th April of a vehicle turning onto Somerset Ave from the lane between No2 and No 63, which illustrates the problem of parking and access on the avenue, this will increase with the change of use and extra vehicles this will generate. The planning application also states the parking of 4 cars at the Ashgreen House, the attached image shows the current parking conditions at the house and clearly shows that parking of four cars is not possible. They will not be able to change the access as the trees are protected and can not be removed. This will lead to more vehicles being parked on Somerset Ave at all hours of the day. Exiting Somerset Ave onto Whalley road is also a major problem at all hours with cars parking on both sides of Somerset at the exit onto Whalley road and on Whalley Road itself impeding the view to the right on the main road. The proposed change of use of Ashgreen House would increase the risk of obstruction and conflict and prejudice the highway safety contrary to Section 9 of the NPPF.

Yours Sincerely

[REDACTED]

[REDACTED]

From:

[REDACTED]
06 May 2026 16:41

To:

Planning

Subject:

Ref. 3/2026/0292 change of use Ashgreen House Somerset Avenue BB1 9JD

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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,

I refer to the above and would like to highlight the following in relation to your consideration of the above .

I understand that the applicant , Brinscall Care Ltd , have a very similar children's home on Knowlesly Road housing 4 children . This property is on my [REDACTED] walk and I note that at anyone time there is a minimum of 5 cars and often 8 cars parked within the curtilage .

At Ashgreen House there is , perhaps , technically space for 4 small cars but realistically this is unlikely to happen due to the difficulties and tightness of space in using and exiting these parking spaces .

Given the situation with the number of cars at the Knowlesly Road property and assuming Ashgreen House will be run on a similar basis there will always be a number of cars between 1 and 4 at a minimum needing to use on street parking causing nuisance to existing residents .

In addition there will be visitors and professionals at the home , shift changes, etc causing further disturbance to residents .

There really is not sufficient space on the Avenue to accommodate the above , which is a private unadopted road . The above situation will detrimentally affect the existing quiet and peaceful amenity of life on the Avenue .

I trust that you will take the above into account when considering the change of use application.

Kind regards

[REDACTED]