

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 March 2024 12:42
To: Planning
Subject: Planning Application Comments - 3/2024/0155 FS-Case-598903811

Lancashire

Planning Application Reference No.: 3/2024/0155

Address of Development: 26 Whalley Road Langho BB6 8EJ

Comments: I am writing to formally object to the retrospective planning application for the change of use from a dwelling house (C3) to a residential institution (C2).

While I understand the importance of providing care and support for vulnerable children, I have significant concerns about the proposed location and its suitability for such a facility.

My comments are as follows:

1. ****Impact on Local Community**:** The proposed institution may have a detrimental impact on the peace and security of the local community. The presence of distressed and potentially troublesome children could lead to disturbances, noise and anti-social behaviour in the area.

Noise disturbance will impact on adjacent and neighbouring property where the party wall could be an issue.

Property insurance premiums of the adjoining property will probably increase due to increased risks of fire, noise and anti-social behaviour.

Application does not state the needs of the children who will be in care; children with complex needs may further increase anxieties of the local neighbourhood.

2. ****Property Suitability**.** The property is not fit for purpose.

It is a semi-detached bungalow with little or no outside space, plans create rooms that compromise space for all occupants.

Proposed car parking plan shows provision for three cars in what is now the front garden. Additional parking on either Springfield Avenue and Whalley Road will create obstructions and hazards, for cyclists, pedestrians and vehicles.

Parking is further compromised by the bus stop on the opposite side of the road.

The application is a retrospective one, works are already at an advanced stage without consultation with the affected properties and the Planning Department.

3. ****Alternative Locations**** Lancashire County Council has the highest number of Children's

Residential Institutions in England!

Alternative properties already operating in Lancashire, preferably in areas that are more suitable in terms of infrastructure, community impact, and proximity to essential services should be considered in preference to this proposal.

In light of these concerns, I respectfully request that the planning application for the conversion of 26 Whalley Road Langho into a Children's Residential Institution be denied.

From: [REDACTED]
Sent: 23 March 2024 14:08
To: Planning
Subject: In response to planning application 3/2024/0155

 **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

I am writing to put forward my objection to the above proposed planning application for a children's institution at 36 whalley road langho bb68ej.

This proposal is causing much concern with myself and other residents on Springdale rd. Who collectively feel that the property is totally unsuitable for the proposed usage .

I personally feel this proposal would largely affect a now quite and peaceful residential by increased traffic and noise residents including myself are of an older age group and moved here to enjoy a peaceful retirement.

I have limited mobility and relish the peace and outlook of my home, which I am sure would be greatly affected by an increase in traffic and noise .

On a closing note the collective consensus of opinion is that this is an inappropriate place for said business.

I heartily hope my objection will be seriously considered as it will no doubt affect my quality of life.

Yours faithfully,

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 March 2024 20:39
To: Planning
Subject: Planning Application Comments - 3/2024/0155 FS-Case-597316523

Lancashire

Planning Application Reference No.: 3/2024/0155

Address of Development: 26 Whalley Road, langho, lancs.

Comments: I would like to formally oppose the proposed development at 26 Whalley Road and the proposed change in use from a dwelling house to a residential institution.

Firstly, I would like to state my concern that planning permission was not received in advance of the proposed single story extension.

Secondly, it is clear from the proposal that the details around the intended use are being kept intentionally vague. Following investigation of a similar setup in Leyland, it would seem that the children likely to be housed here cannot be managed within the care system or the local education system. It is not unrealistic that there are issues with violence, aggression and or drug use. Given the large number of school children in close proximity to the property on a daily basis (catching the bus across the road and travelling to and from the local spar) and a large number of elderly neighbours, there is a significant likelihood of an increase in crime and antisocial behaviour. This is a totally unacceptable situation.

Additionally, given the proposed number of staff (potentially four on site at any one time) there is not enough parking provision. As such, this will result in increased on-street parking on an already busy main road with a speeding problem, directly across from a busy bus stop. Although the planning application suggests there are no parking restriction in the area, this fails to acknowledge the cycle lane on the aforementioned busy main road passing the property and the fact that the property itself is on a corner plot - therefore any on-street parking will be within 20m of a junction.

All things considered, the application appears full of half truths and questionable information.

Regards,

From: [REDACTED]
Sent: 19 March 2024 09:08
To: Planning
Subject: planning application 3/2024/0155 26 Whalley road Langho

 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 Ben Taylor,

I am writing regarding the above proposal.
We strongly oppose this application.

- 1) The main Road in Langho (A666) is a very fast road and speeding is an issue
- 2) Cars park on the pavement and cycle lane causing lots of traffic problems
- 3) It is difficult to see down the road when leaving our drive if cars are parked on the road.
- 4). The bus stop right opposite the house in question creates an issue if cars are parked on the road. Traffic then has to stop both ways, while the bus picks up or drops off leading to impatient drivers overtaking dangerously.
- 5) If visitors park round the corner it is difficult to come out onto the main road as well as turning into it.
- 6) [REDACTED] crossing this road is already VERY VERY difficult with the speed and parked vehicles already creating issues.
[REDACTED] so needs to cross over the road to catch the bus.
- 7)The proposal is potentially going to make this problem worse.
- 8) the idea for a car park at the front of this property can be problematic in so far as locals think there could be an underground spring.

It needs investigation . URGENTLY

There has been a water issue here for years apparently.

- 9)If this application goes through before a car park is made all the visiting cars will be on the road causing no end of problems for everyone on this side of the road.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 March 2024 16:31
To: Planning
Subject: Planning Application Comments - 3/2024/0155 FS-Case-595299404

Lancashire

Planning Application Reference No.: 3/2024/0155

Address of Development: 26 Whalley Road, Langho

Comments: It seems strange to me that 2 apparently very well qualified directors have proceeded with this development without applying for planning consent. Now the property is large enough to support their commercial enterprise they suddenly not only apply for retrospective planning but change of use. It feels very much like a clever scheme to get round planning rules. If they get both retrospective planning and change of use I feel it gives out a very poor message. At the very least for the sake of the neighbours there should be time restrictions on entry and exit particularly at night.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 March 2024 13:17
To: Planning
Subject: Planning Application Comments - 3/2024/0155 FS-Case-595664918

Lancashire

Planning Application Reference No.: 3/2024/0155

Address of Development: 26 whalley road langho

Comments: parking for 3 cars on the driveway so why are they parking on the road blocking the view of motorists trying to get out of springdale road onto whalley road . it can only get worse .

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 March 2024 14:09
To: Planning
Subject: Planning Application Comments - 3/2024/0155 FS-Case-596774053

Lancashire

Planning Application Reference No.: 3/2024/0155

Address of Development: 26 Whalley Road,
Langho,
Lancashire

Comments: I would like to formally and strongly object to the planning application referenced above. Notwithstanding the fact that the planning approval for the side extension is being applied for retrospectively, the proposed change is use as detailed in the application poses a serious risk to the safety of children in the area. At present, a large number of local school children congregate at the bus stop across the road and walk past the property in question in the mornings and afternoons, both during and outside of term time. Evidence received from similar setups (e.g. in Leyland) would suggest that anybody in the local vicinity is exposed to an increased level of danger and disruption both from the residents/children involved and also the increased foot and vehicular traffic. Given the likelihood that these children cannot be supported in the foster care system, it is a fair assumption that they are aggressive, violent and potentially drug users. As such, the risk to the high population of local children is immense. Additionally, as this is an already busy main road with a significant speeding problem, the likelihood of a serious incident occurring is significantly increased. I hereby register my formal objection to the planning application and would be happy to discuss any aspect in the above comments.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 March 2024 14:23
To: Planning
Subject: Planning Application Comments - 3/2024/0155 FS-Case-596782651

Lancashire

Planning Application Reference No.: 3/2024/0155

Address of Development: 26 Whalley Road,
Langho

Comments: I would like to formally and strongly object to the planning application referenced above. Notwithstanding the fact that the planning approval for the side extension is being applied for retrospectively, the proposed change is use as detailed in the application poses a serious risk to the safety of children in the area. At present, a large number of local school children congregate at the bus stop across the road and walk past the property in question in the mornings and afternoons, both during and outside of term time. Given the likelihood that the children in question cannot be managed within the foster care system and are not in mainstream education, there is a high chance that they will be violent, aggressive or drug using. Evidence received from similar setups (e.g. in Leyland) would suggest that anybody in the local vicinity is exposed to an increased level of danger and disruption both from the residents/children involved and also the increased foot and vehicular traffic.

I am happy to discuss any of the points made above.

Thanks,

Nicola Gunn

From: [REDACTED]
Sent: 17 March 2024 15:05
To: [REDACTED]
Subject: Planning
Challenge to planning application 3/2024/0155

 **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.

Good afternoon,

I would like to formally lodge an objection to the planning application referenced as the subject of this email. Please note that both myself and my wife have submitted formal comments to the Ribble Valley Council planning application website.

The following text assumes a familiarity with the aforementioned planning application.

Notwithstanding the fact that the planning approval for the side extension is being applied for retrospectively and it appears that the asbestos from the existing garage that was knocked down was not disposed of in line with approved procedures or guidelines, the proposed change in use as detailed in the application poses a serious risk to the safety of children in the area.

At present, a large number of local school children congregate at the bus stop across the road and walk past the property in question in the mornings and afternoons, both during and outside of term time. Given the likelihood that the proposed residents in question at 26 Whalley Road cannot be catered for within the foster care system or local education system, it is expected that they are violent, aggressive and or drug users. As such, a number of statements made in the received planning statement letter relating to increased noise, crime and anti-social behaviour are likely false. Evidence gathered from similar setups (e.g. in Leyland) would suggest that anybody in the local vicinity is exposed to an increased level of danger, anti-social behaviour, crime and disruption both from the residents/children involved and also the increased foot and vehicular traffic. In relation to the latter point, the proposed development is on an already busy main road with a significant problem with speeding drivers. The expected increase in roadside parking will contribute to a significant risk, especially across from a busy bus stop and the chances of a serious incident or death occurring will be increased.

I am happy to discuss any of the point ps made above, either by email, phone or in person. I can be

I look forward to hearing from you.

Best regards,

[REDACTED]
Sent from my iPad

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 March 2024 13:36
To: Planning
Subject: Planning Application Comments - 3/2024/0155 FS-Case-595196493

Lancashire

Planning Application Reference No.: 3/2024/0155

Address of Development: 26 Whalley Road Langho, BB6 8EJ.

Comments: The following are concerns not objections. The application is confusing in saying these will be children who do not need extra care and yet have a ratio of 4 carers to three children. I notice that two bedrooms and the communal room share the dividing wall to the other semi. What additional soundproofing has the applicant undertaken. For three children / adolescents the garden area at the rear of the property is very small if they wish to let off steam or even just kick a ball round. The entrance is onto the A666 with very little decompression space. This is a busy road. What precautions have the applicants taken to ensure that a ward who becomes confrontational cannot run out onto the road? The applicant says there will be open access for these children / adolescents.