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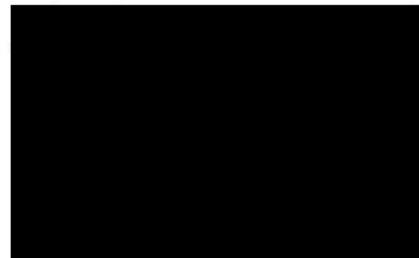
18/03/2024

We are writing in response to the planning application No. 3/2024/0155
Change of use of 26 Whalley Road Langho BB6 8EJ

This is a quiet residential area made up primarily of retired residents, it is impractical to change the use of a relatively small semi-detached bungalow into a business of this nature.

As Whalley Road is a busy main road and there is a cycle lane outside the property then parking on the road is a problem. The overspill of vehicles will then use Springdale Road which is already congested. Exiting Springdale Road is a problem when vehicles park outside the property as visibility is impaired, as was the case when the garage conversion was being carried out.

A business of this kind would have a negative impact on the desirability of the area and would therefore be reflected in the value and saleability of our properties.
We therefore strongly object to these proposals.



3 PHOTOS RECEIVED +
PAUSED TO OFFICER

25 MAR 2024

Ref: Planning Application 3/2024/0155

Letter of objection

Dear Sir/Madam, I am writing this letter to the Council regarding this ridiculous application that is proposed for the residential area of Langho at number 26 Whalley Road. This area is a lovely quiet area and houses both elderly residents and families with young children who have chose to live here to live a better life than in certain other areas in Lancashire.

I really do think that where the property is positioned on a main road and surrounded by bungalows should be taken into consideration.

The idea of putting a house that requires 4 carers per children tells its on story into what the outcome could be within this area. This is not an area where we have a regular police presence due to the residents who live here because everyone just goes about their business and helps each other.

The last thing that Langho needs is a house that has troubled teenagers disrupting the neighbourhood once they decide too. This will cause a lot of stress for the elderly in surrounding properties and this is the last thing that they need at this time of their life.

If this is passed you can forget Langho being a place that people want to move to in the future and unfortunately it will attract certain characters who would otherwise pass through

Please can you give this some serious consideration for the residents who currently live here

Regards

A large black rectangular redaction box covering a signature.

25 MAR 2024



18/03/2024

Planning Application 26 Whalley Road Langho. 3/2024/0155

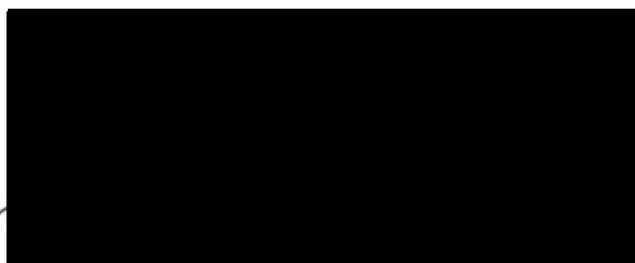
It has come to our attention that a planning application has been submitted to convert an occupied residential property into an institution for young adults from a troubled background. This property is vacant not occupied.

The application states employees will not be in the property but due to the background and behaviour of the young adults staffing needs to be a minimum of 4 staff to 3 young adults. If the young adults need to be educated from home until suitable school/college places are found, this will require more staff meaning more vehicles.

The property will have parking spaces for 3 cars when a minimum of 4 spaces are needed. Parking on the A666 in front of the property would make it impossible for any vehicle trying to turn out of Springdale Road to be able to see at all. Parking to the side of the property on Springdale Road, would put any vehicle trying to turn out of Springdale Road on the wrong side of the road when trying to turn out.

Langho is a quiet semi-rural village. There is nothing in the local area for these young adults to do to occupy themselves. We strongly believe the above property is not a suitable destination for such an institution. This would not be of any benefit to local residents and indeed any residents of Langho.

Yours



From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 March 2024 20:26
To: Planning
Subject: Planning Application Comments - 3/2024/0155 FS-Case-597712827

Lancashire

Planning Application Reference No.: 3/2024/0155

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

Comments: I would like to raise a formal objection against the planning application reference 3/2024/0155.

It is clear from the information provided in support of the application that the proposed change in use from a domestic dwelling to a residential institution will have the potential to have significant impact on the local community.

Based on the evidence from similar schemes, the children that will be housed in the residence cannot be managed within the foster care system or mainstream education. This expectation is further supported by the number of carers likely to be on site at any one time.

As somebody [REDACTED] I am extremely concerned about the potential increase in antisocial behaviour that this scheme will bring.

It is also apparent that there is limited parking on the site, certainly not enough for all likely carers, carers changing shifts and any additional visitors. This will mean much more on street parking on an already busy road, at a junction with a fairly limited view up and down the street and opposite a bus stop used regularly by children. There is also a cycle lane that would be blocked.

It is clear from the application that much of the information is intentionally vague or not factually correct. As such, I would like to lodge this as a formal objection.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 March 2024 11:14
To: Planning
Subject: Planning Application Comments - 3/2024/0155 FS-Case-597867728

Lancashire

Planning Application Reference No.: 3/2024/0155

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

Comments: We have received a notification on 16/03/24 regarding turning the property into a children's institution which as a resident with family totally object too.

As there are 4 carers to 3 children who have complex issues which we have not been advised as to what issues they are and what risk they bring to our area, we should be given further information before further decisions are made

Langho is a community of families and elderly people which our concerns are for their welfare and the security of our area?

There are many people who like to get out and about walking around Langho so how will these children be treated, will they be allowed out on there own or constantly supervised?

There is also questions regarding traffic/parking? How many employees are going to be at site at one time which will cause more congestion as Whalley Road is already extremely busy especially at school times and the property is based opposite a bus shelter where school buses collect children from for school and is also opposite a junction to Rogersfield Estate.

We do not feel that placing this institution in the middle of a residential area is appropriate

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 March 2024 16:58
To: Planning
Subject: Planning Application Comments - 3/2024/0155 FS-Case-598031266

Lancashire

Planning Application Reference No.: 3/2024/0155

Address of Development: 26 Whalley Road
Langho
BB6 8EJ

Comments: I have concerns about the conversion of a residential home into a children's home. The building of the side extension dates back to 1.10.2023 and so this is a retrospective application. It seems presumptuous on the part of the owners to assume that permission for change of use would be given.

The situation of the property, in a residential area and so close to a busy main road, should raise concerns. It is also a semi detached property and therefore could cause inconvenience to the adjoining property. There is minimal outside space at the back, so of very limited use as an area in which the children could play. The parking area at the front is currently sufficient for two vehicles as per the planning application, but it also states that it could increase to three. There is no change in size of this area so this may not be viable.

Parking on Whalley Road and Springdale Road are suggested as other options. Whalley Road is a busy road and any extra parking on there risks obstructing the use of the cycle lane and could cause congestion, particularly as it is opposite the bus stop. Springdale Road is narrow and can be difficult to negotiate when cars are parked on the road. Any further parking risks exacerbating the problem. If permission were to be granted, would measures be put in place to ensure that the number of children and staff does not exceed those for which approval has been given?

Overall it is my opinion that this application be rejected.

From: [REDACTED]
Sent: 21 March 2024 11:20
To: Planning
Subject: RE PLANNING APPLICATION 3/2024/0155
Attachments: Screenshot_20240312-090036_Maps.jpg; 20240315_133743.jpg; 20240317_102746.jpg

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[REDACTED]

RE PLANNING APPLICATION NO. 3/2024/0155, 26 WHALLEY RD, LANGHO

I wish to oppose the planning application for the above for the following reasons;

I acknowledge the worth of the principle of sheltered accommodation for young people, but this application is in completely the wrong design of house, the wrong location for such a business and the wrong location of neighbourhood for success of the project.

The property is SEMI DETACHED dormer bungalow with limited outdoor space with no secure boundaries

Firstly the application is retrospective. This property has been under modification for several months (the applicant states 1st October last year). No pre-planning advice or discussion with RVBC was undertaken by the developer. Neither has this proposal been discussed with any of the immediate neighbours who will be impacted severely should this application be approved.

Only 5 retrospective notifications were sent out with limited time to respond.

The retrospective change of use from a small and compact semi detached dwelling bungalow (C3) to a residential institution (C2) is attempting to pour a gallon into a pint pot. Minimum cost to the applicant for maximum return. The existing 3-bedroom house and single garage will become a 5-bedroomed, one office house with a 'multi-purpose room' adjoining the party wall. There will be 4

adjoining rooms to our property in total. Also no details have been given on the plans regarding the use of the 2 upper rooms at the rear of the property.

The applicant states that there will be up to three children, a team of ten staff working on a rota basis and sleeping overnight at the address and that there would be limited visits from external professionals. There will be shift changes and at least 1 person to remain awake during bedtime hours. This will not be like a 'normal' dwelling. It's a small semi detached bungalow, built on a tight corner plot with an ever-changing team of adults coming and going. Normally 4 adults and 3 children at any one time. I do not believe that it would be possible to keep the children's rooms and high activity spaces away from party walls,

The semi-detached bungalow is on a busy commuter route and on the corner of a junction leading into a large housing estate. Immediately opposite is the access road into the busy Rogersfield estate. The applicant boasts of on-road parking opportunities, but on-road parking at and near this property will obstruct vision and vehicle flow. There is also a bus stop opposite the property used regularly by elderly and school children who cross the busy main road and any parked vehicles would restrict their view and therefore be placed in danger. The busy main road has a cycle lane. In order to achieve the on-site parking for the three identified vehicles it will require the loss of the natural lawn to the front of the property.

The developer makes much of this site in Langho for its convenience. Indeed it has excellent transportation links, but is extremely limited in its facilities for the young people to be housed in this proposed development which is more suited to a more urban placement.

Other successful applications have been based at larger premises with space and buffer areas surrounding the property. This site is totally unsuitable. There is no lack of much more suitable premises in the Ribble Valley.

The directors mention another of their properties. This building is very large, DETACHED, with a large car parking area at the rear. This premise is not in a rural area and has more facilities (PLEASE SEE ATTACHED PHOTOS) Relating to the difference in properties between the applicants existing Institute at Oswaldtwistle and the proposed site at Langho.

Depreciation of house value is another concern to residents.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 March 2024 12:33
To: Planning
Subject: Planning Application Comments - 3/2024/0155 FS-Case-598292010

Lancashire

Planning Application Reference No.: 3/2024/0155

Address of Development: 26 Walley Rd, Langho BB68EJ

Comments: Objections to proposed Children's Institution

1 High ratio of carers to children indicates they have problems which will lead to disturbances that will cause a nuisance to existing residents.

2. No 26 build as a small semi detached bungalow which is not sufficient in size for an institute that could lead to over crowding in the property and disturbance to existing neighbours.

3 Institute will unlike a shop be a 24 HR 7 day a week.operation again not expected in a residential area. Hence disturbing existing residents.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 March 2024 16:49
To: Planning
Subject: Planning Application Comments - 3/2024/0155 FS-Case-598418928

Lancashire

Planning Application Reference No.: 3/2024/0155

Address of Development: 26 Whalley Road Langho BB6 8EJ

Comments: 21.3.2024

26 Whalley Road is one of a row of alternating semi-detached and detached properties originally built as bungalows and fronting onto the A666. Some including No26 have been extended by adding dormer rooms but essentially they remain smaller houses.

I challenge the planning statement about the impact on noise from the change of use, and there being "no material difference in planning terms between the proposed use and typical residential household ". That can only be correct if you are comparing like level of occupancy with like.

According to the statement, there will be at least 7 people at any one time accommodated in this semi-detached home, four of them adults. That is very unusual for this row of homes.

There will be a high level of supervision for the three young people and yet it is stated there is "no increased risk of crime and antisocial behaviour ". How does the applicant evidence this statement? It sounds as if the children will have complex needs. It is disingenuous suggest as the statement does that the proposed use will be no different to any other residential household.

I don't think this is a suitable property for housing three teenagers.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 March 2024 13:50
To: Planning
Subject: Planning Application Comments - 3/2024/0155 FS-Case-598678425

Lancashire

Planning Application Reference No.: 3/2024/0155

Address of Development: 26 Whalley Road Langho BB68EJ

Comments: Due to the increased traffic from the 4 hairdressers, sunbed shop and beauty shop all within close proximity to the train station this latest planning application is ludicrous. Not only is another residential property being changed for business purposes this will add to the congestion. At present there is no parking for local residents. The increase in traffic and lack of visibility access from the adjoining side roads will be compromised especially If there are 4 carers at the intended childrens institution and each one drive. The front driveway is not big enough to house the cars let alone any visitors/ health professionals to the property. There is a bus stop directly opposite number 26 and school children currently risk their lives attempting to cross the road, not to jention the school traffic too. Whoever makes these decisions need to check the businesses already present within the area prior to approving all the planning applications. You are ruining Langho.