

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 March 2024 11:46
To: Planning
Subject: Planning Application Comments - 3/2024/0155 FS-Case-599316218

Lancashire

Planning Application Reference No.: 3/2024/0155

Address of Development: 26 Whalley Road Langho, BB68EJ

Comments: Lack of already stretched services in the area to support eg doctors , dentist etc
No leisure facilities for any potential children placed here
Lack of safe parking
Increase in traffic
Increase in noise level
Possible risk of anti social behaviour
Possible risk of damage to the property
Situated in a very busy main road with no safe crossing facility
These children are possibly too challenging to place with foster carers - impact they could have on children and families who live in the area some of who are Looked After and Previously Looked After.
Staff coming and going to take over shift work etc at times that could potentially upset others living close by
The impact on the mental health and well being of people already living in the area
Possible increase in crime.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 March 2024 12:05
To: Planning
Subject: Planning Application Comments - 3/2024/0155 FS-Case-599314625

Lancashire

Planning Application Reference No.: 3/2024/0155

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

Comments: The planning statement sets out the service intends to alleviate pressures surrounding children residing throughout the country. The provision is not therefore to support children from the local community. The Directors knew this would contentious, hence the retrospective planning submittal, reducing the time frame for local residents to comment on the change. There is a strong sense of opposition to this in the local community who haven't been made aware of the change. Without applying prejudice, the planning statement infers the children intended for the residence may have had dealings with the police and/or other authorities. The ratio of staff to children also indicates these children are likely to have complex or challenging needs. To therefore suggest that there will be no increased risk of crime and anti-social behaviour is unfounded.

The statement refers to Langho as providing an excellent base for providing a safe and family environment. That is the reason many families move to the area with their children. How can the Directors assure the local community that this will remain when bringing children of complex needs into the community? There is already a level of anti-social behaviour amongst youths in the area and I am of strong belief that is because there are no provisions within the village. "The children will not be subject to a detaining order.... and free to access community services." The village has one shop and a small park appropriate for children below the age of 10. There is nothing for these individuals, who will be unfamiliar with the area to do within the local community, which in many cases leads to crime and anti-social behaviour.

Census data will show that most families in the village have a car to move in and out of the village. Whilst there is a train station, these children will have limited access to wider provisions. Local villages and towns such as Whalley, Billington, Wilpshire and Clitheroe also lack these, therefore section 92 of the NPPF (2023) is not achieved. The Planning Statement appears to reference an out-of-date policy revision.

Whilst a bus stop is over the road from the premises, this could present a risk to young vulnerable students who await the arrival of their bus of a morning. How can the Directors assure the local community that 11-year-olds will be safe, whilst housing teenagers with potential criminal records and complex needs directly opposite. What steps would be taken to safeguard young vulnerable local girls?

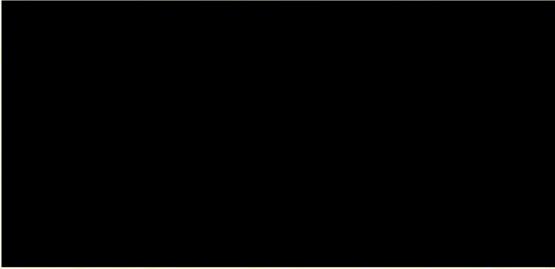
As a local community we have received a 4.7% increase to Council Tax for local services, only for the approval of the scheme to de-value local property prices and increase local crime.

The National Planning Policy Framework 2023 section 8 sets out the requirements for Promoting

healthy and safe communities. The Planning statement sets out this proposal will meet 96(a). For the reasons set out above it will clearly not. There will be no community cohesion achieved by approving this proposal. More so the contrary, with unrest in the local community. There is a lack of 'high quality public space', after all it's a village. There is limited access to open space or opportunities for sport and physical activity.

Planning sets out three car parking spaces. The statement sets out a requirement for 4 members of staff, health professionals, social workers and educational staff. Where are the provisions to manage a potential of 8-10 vehicles on a corner plot opposite a junction (Rogersfield)? This would make it extremely difficult for young parents with prams to pass whilst completing the school run or daily activities and it would not be safe for children to cross the road when stepping off / on the bus. The statement says it will provide jobs to the local community who can walk to the premise. What research has been done to validate this claim? There is unlikely to be any workers with the specialist needs required within walking distance as suggested.

Finally, school places and provisions are limited in the local community. Section 99 requires that sufficient choice of school places is available. How would this be dealt with children coming from outside the local area? The planning statement does not cover this matter.

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21.3.2024

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,

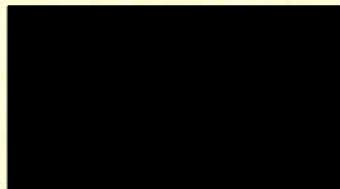
The semi-detached bungalow is on a busy commuter route and on the corner of a junction leading into a large housing estate. Immediately opposite is the access road into the busy Rogersfield estate. The applicant boasts of on-road parking opportunities, but on-road parking at and near this property will 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.

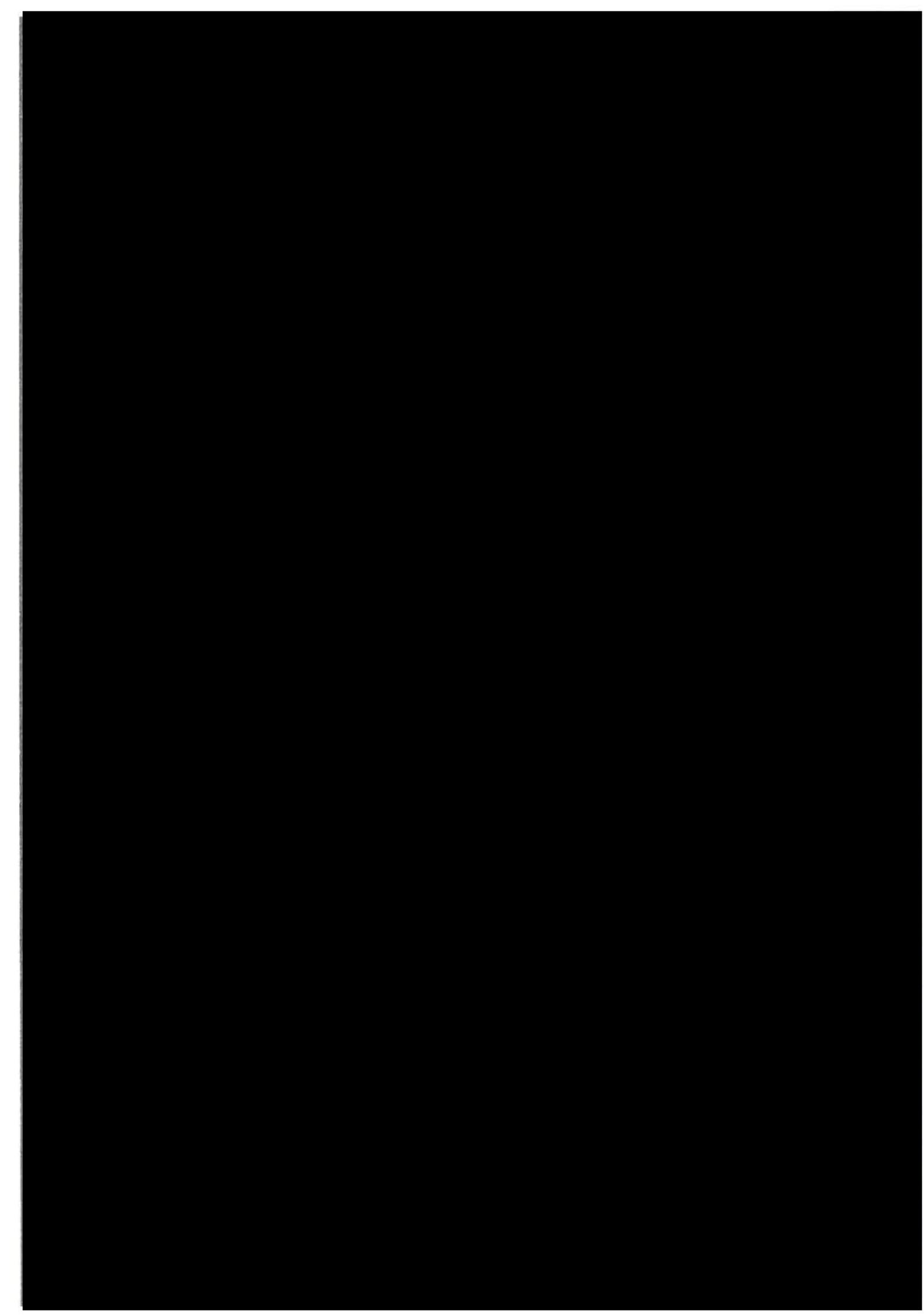
The directors mention another of their properties. This building is very large, DETACHED, with a large car parking area at the rear. This premise is not in a rural area and has more facilities (PLEASE SEE ATTACHED PHOTOS) Relating to the difference in properties between the applicants existing Institute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

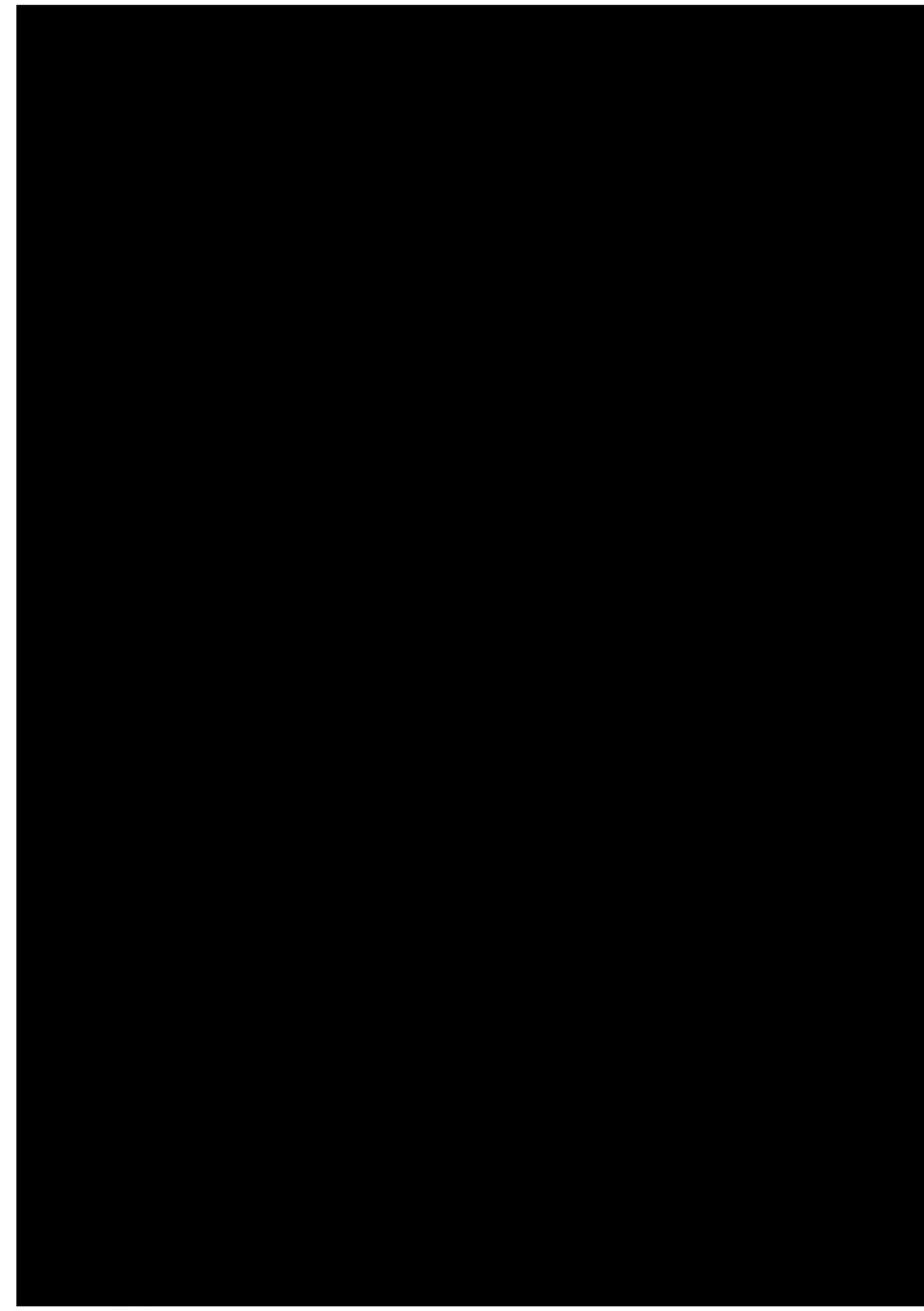
Depreciation of house value is another concern to residents.



OVERVIEW

PHOTOS





[REDACTED]

22.3.2024

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 wish to include every aspect of the points raised by [REDACTED] at the same address. In addition to this, I wish to inform you of my concerns regarding Health and Safety and issues uncovered after the research I have undertaken recently.

Due to the stress and anxiety this application caused me, I felt that I needed to investigate a similar Childrens Institute in order to allay my concerns. Myself and my husband visited a residence at [REDACTED] which is a Childrens Institute for the same age range of 10 to 17 year olds.

[REDACTED]

[REDACTED]

Our level of concerns are growing because of all of the above and the level of noise, especially because [REDACTED]

[REDACTED]
There is no shortage of larger more suitable detached properties in the Ribble Valley to accommodate the needs of children with complex needs.

This property is too small a house for the intended purpose with no secure boundaries.

There are several school buses in addition to the regular bus service which use the bus stop opposite the proposed site

This proposal has no Noise Management plan and the inference that there would be no more activity than a normal family household is very unlikely. The extra multi transient occupants coming and going of cars, 24 hour activity including night worker who is must remain awake through the night. We have 4 adjoining walls where noise could penetrate, so obviously this is of great concern to us.

OTHER CONCERNS

Drainage. For many years excess water has been seen to be accumulating around the grate at the junction of Springdale Ave and Whalley Rd along the side of no.26. Neighbours have witnessed waste water flowing out under the side fence of no.26, across the footpath toward the drain. This has been causing safety concerns to pedestrians, especially in icy weather. There have been visits on several occasions from United Utilities trying to resolve the problem. The previous tenants have informed us over a number of years there has been a problem with damp and odours and each and every one have kept windows open, even throughout the winter months.

Also we have been informed by a neighbour who has overseen the demolition of his own garage containing an asbestos roof who stated that the garage at 26 Whalley Rd, with the same roof did not follow the same correct safety procedure when the garage was demolished and the new extension constructed. As there has been no building inspection carried out throughout renovation we are now wondering if the property has been constructed to the proper safety measures.

There are no youth facilities in this rural area.

Increased risk of fire to our adjoined building.

We wish to be notified of any relevant meetings regarding this proposal.

