

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

25th March 2024

Planning Application number 3/2024/0155

26 Whalley Road Langho

Dear Sir/Madam

I would like to express my concerns regarding the above planning application as follows.

1. Inadequate parking provision

The residence has provision for a maximum of three vehicles, however four members of staff will be in residence at any one time. This will lead to a car being permanently parked on either the road in front of the house or on the adjacent Springdale Road. Neither of these is suitable – the main road is adjacent to a junction, on a cycle lane and opposite a very busy bus stop. A car parked here for long periods of time would cause severe disruption and would increase the risk of accident significantly. If they chose to park on Springdale Road, it would cause an accident risk as it would be close to the junction or on the bend. There is also water leaching out of the ground at this point from the underground springs and streams, which would cause a slip risk, in particular in the colder months.

There is mention of the residents requiring home education - which could mean up to three tutors also needing parking provision throughout the working day. That would total up to four cars parking on the highway.

Meetings – there would also be meetings with various professionals, social workers, counsellors and other members of the local authority, again during the working day, which would further exacerbate the parking issues.

2. Suitability of the house and the location on a main road.

Other residences in the Ribble Valley that have been deemed suitable for Children's institutions have been detached houses within their own grounds, away from the main roads. For example, planning reference 3/2021/0555 on Knowsley Road. As this application 3/2024/0155 is a semi-detached

house, with little outdoor space and on a busy main road (with speeding problems at all times of the day) it is wholly unsuitable for an institute of this kind. Excessive noise at all times of day and night would be heard through the joining walls, and from the small back yard, which would be unacceptable for the elderly residents in the locality and be detrimental for their mental wellbeing. There is not adequate outdoor space for the residents to enjoy as there is a very small yard at the back and a busy main road at the front. There are problems with speeding cars accelerating towards Wilpshire, particularly in the evening, with speeds reached in excess of 60mph. This could cause a particular hazard if a resident is upset and runs off into the carriageway, or has a history of suicide and purposefully runs into the traffic.

3. The residents would be allowed to access the area unaccompanied.

As Langho is mainly a village with elderly residents there is not very much in the village for children of 10-17 years of age. St. Marys no longer has any uniformed groups and there is no village hall or youth clubs. This would lead to the proposed residents being allowed to roam the streets unsupervised with nothing to occupy them, which could lead to anti-social behaviour particularly in the long dark nights of the winter months.

I am also very wary of letting [REDACTED] proposed residents of the home. [REDACTED] are very familiar with the area as [REDACTED]. I am wary partly due to the speeding cars on the A666 and surrounding roads but also the patients of Kemple View being allowed to use the village Spar shop unaccompanied. Kemple View [REDACTED] frequently sit against the railings outside the entrance to the shop drinking and smoking cigarettes / e-cigarettes. If a proposed resident [REDACTED]
[REDACTED]

In conclusion I strongly urge the above application to be Refused.

Kind Regards

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 March 2024 21:48
To: Planning
Subject: Planning Application Comments - 3/2024/0155 FS-Case-600377708

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0155

Address of Development: 26 Whalley Road, Langho, Blackburn

Comments: You cannot be serious with this planning application, which has no regard for the impact on the adjoining Neighbour, Elderly, Couples and Couples with young Families from a dwelling house to a Residential Institution!

* Springdale Road is already congested with cars, Residents have Spent Time and Money to alleviate the Problem to reduce on street Parking; by converting their front Gardens to Parking areas for their vehicles.

* In their Statement they say they can accommodate 3 cars but as team of 10 Staff will be working on a Rota basis, so at Handover meetings before the Staff leave the premises, there could be in excess of 10 cars, (As there are NO GUARANTEES they will car share!) That's not including other visiting Professionals!

* You should be aware that Vehicles that Park on the Junction of Springdale Road and Whalley Road are in Breach of the 243 Rule in the Highway Code!

* There is a Bend on Springdale Road which could cause a Physical problem if vehicles were parked, causing a restriction for Emergency Vehicle Access!

* So there is Still Construction work being carried out on the actual Building of 26 Whalley Road! Which surely should have STOPPED during the Period of the Retrospective Planning Application! This is presumptive that the planning application will be successful!!!

* How can the Applicant make the Bold Statement..(I Quote) " It is not considered that there would be a significant increase in noise emanating from the property and no more than an inhabited residential dwelling address! There is no increased risk of Crime and Anti Social Behaviour that is again different to that of those living in a residential dwelling property! " When these are Troubled Children!! I repeat our Quiet Residential area is inhabited by the Elderly, Couples and Couples with young Children.

A extremely concerned [REDACTED].

From: [REDACTED]
Sent: 28 March 2024 14:29
To: Planning
Subject: 26 Whalley rd

 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.

Re Ref 3/2024/0155 retrospective change of use for 26 Whalley Rd, Langho, BB6 8EJ.

We object to this change of use on the grounds that this area is predominately elderly people, There is absolutely nothing to do in Langho for teenagers as there are no facilities, We hope you take these facts into consideration when considering this application.

From [REDACTED].

27 MAR 2024

23rd March 2024

Planning application number 3/2024/0155

26 Whalley Road Langho BB6 8EJ

Dear sir/madame

I write regarding and without prejudice to the proposed development at 26 Whalley road Langho, where the applicant has already carried out an extension prior to consent having been granted by the council or neighbours having been consulted. I can only [REDACTED]

[REDACTED]
The applicant proposes that the address is also having a change of use from a dwelling to a residential institution, to house 3 children between the ages of 10 and 17 years of age. The applicant states that the children will be looked after by a team of up to 10 carers on a rota basis. Parking at the address is limited to a driveway capable of accommodating 2 cars at best, even if the garden was removed and additional parking made this would only create 1 extra parking space and manoeuvring cars in and out of the spaces in my view would be very difficult, especially onto a main road. They state that there would be 4 carers at any one time, so already this outnumbers the available parking spaces, even though they say adequate parking would be provided. This would also be aggravated at shift changes as there would then be the potential of eight car movements in and out at the same time, in addition to various external professionals that may have to visit. The applicants also state that there is nearby on street parking, Whalley road is a busy main road and Springdale road is one of only two access roads to both Springdale, Hillcrest, Kirkdale and Portland road and as such any additional parking at Springdale would only make access to this estate more difficult and cause nearby residents to the property greater hardship in getting their vehicles in and out of their own drives and garages which they currently do in order to alleviate any on road parking issues.

When the applicants contractors where carrying out the building works they [REDACTED] out they had encountered significant problems with drainage water. I explained that united utilities [REDACTED] and had already [REDACTED] problem had been ongoing for many years with water issuing from their property underneath the boundary fence onto Springdale Road, again causing a potential health hazard and making the pavements extremely slippery in the winter, I don't know whether this issue has been addressed during the works already carried out. They also state that the children would be free to access community services and all that Langho has to offer, although to the best of my knowledge with the exception of a Spar shop, a hairdresser and pharmacy there are no other attractions to keep them occupied, so therefore there would only be the streets to walk. Langho village is made up of dwelling houses mainly bungalows and to have a residential institution is totally out of character for this area and I feel for this type of service to be provided correctly a purposely designed and built facility would be more appropriate.

Yours faithfully

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 April 2024 21:48
To: Planning
Subject: Planning Application Comments - 3/2024/0155 FS-Case-604697039

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0155

Address of Development: 26 Whalley Road, langho, bb6 8ej

Comments: We object to this application for planning.