


[REDACTED]

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**From:** [REDACTED]  
**Sent:** 07 May 2024 12:23  
**To:** Planning  
**Subject:** Planning Application 3/2024/0269

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Ben Taylor  
Ribble Valley Borough Council  
Clitheroe

May 1<sup>st</sup> 2024

Dear Ben,

I write to you following notification of planning application No: 3/20024/0269 27-29 Bawdlands Clitheroe.

I have very serious concern over the application and object to permission being given for this application.

Corporation street is notorious as a 'rat run' for traffic between Bawdlands and Thorn Street/Eshton Terrace. The street already suffers a massive amount of traffic all day, making it very dangerous to cross the roads for young people, and people with mobility issues. Due to the width of the street and number of cars usually parked on the street, there is a constant stream of fast-moving cars in single file down the center of the road or cars back around the corner causing significant congestion on the street or roads leading off the street. Moreover, most nights of the week the businesses in the area generate even more cars parked on the street usually double parked on double yellow lines.

Many cars on the street are being collided with on a regular basis due to the significant amount of traffic and street width/parking. The street has had 3 cars hit multiple times in the last few weeks alone. I fear that it is only a matter of time before a child or person is hit crossing the road. The amount of damage being cause has dictated many householders needing to purchase CCTV.

I believe allowing a further change of use of buildings and extending the number of residential properties in the area will only prove to exacerbate the dangers and issues highlighted above. Furthermore, during the significant construction these changes would bring I believe the disruption, increased traffic, parking, and safety issues associated with the build would increase the risk of obstruction for the emergency services and refuse collection service etc.

I also have serious reservations regarding the plans for the local area and object further on this basis. The area around Bawdlands and Henthorn area has already seen a significant growth in residential properties and the loss of business use properties. Business use buildings in the area have seen a significant amount of change of use to flats and or single dwelling properties, resulting in loss of business use properties, not in keeping with the local plan for housing.

Finally, I believe that further multiple occupancy buildings in the area could impact on property values in the area. As discussed earlier. The change of use from business to flats already seen in the area has led to the building to lose aesthetics and appearance of disrepair. For more flats to be constructed alongside the extra parking, noise, and safety issue, could affect property prices in the area.

Kind regards

[REDACTED]  
[REDACTED]

Sent from [Outlook for iOS](#)

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 07 May 2024 13:25  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0269 FS-Case-612309331

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2024/0269

**Address of Development:** Ground Floor Unit and First Floor Flat 27-29 Bawdlands, Clitheroe. BB7 2LA

**Comments:** I am writing regarding the proposed plans for application no: 3/2024/0269. I strongly object to this proposal as it will have a negative impact on our community and the neighbouring areas.

Firstly, the proposed development for a property of a multiple occupation of up to eight residents will lead to an increase in traffic congestion, which is already a significant problem in the area. The current infrastructure cannot accommodate this development, as there is already not enough parking in the area for the current residents, causing regular traffic hold-ups and accidents. The proposed development will only worsen the situation. Furthermore, the noise caused by the increased traffic and residents will negatively impact the neighbourhood and could downtrend local businesses.

Secondly, the proposed development is concerning, as it will likely attract a type of person with little respect for the law. This could lead to increased crime and negative impact on property prices in the area. The extra noise and traffic will further worsen the already challenging situation.

Lastly, the construction of these flats will cause massive problems for the area. The disruption and traffic caused will make it difficult, if not impossible, for local businesses to operate. This could lead to a significant loss of revenue for these businesses, which are already struggling.

Therefore, I urge you to reject the proposed development plans and consider the impact it will have on the community and the environment. It is essential to consider alternative ways to develop our community that do not adversely affect the neighbourhood, maintain local property prices, and impact the current quality of life for the residents. Thank you for your consideration.