

[REDACTED]

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**From:** [REDACTED] >  
**Sent:** 07 May 2024 21:30  
**To:** Planning  
**Subject:** Planning application 3/2024/0269 ground floor unit and first floor flat 27-29  
Bawdlands Clitheroe BB7 2LL

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As regards the above development, I object in strongest terms. I note the Highways comments ..... 'no existing vehicle parking with the dwelling' .... this is indeed the case, but the existing property is 2 bedrooms, not 8 self contained dwellings. My understanding is that the most recent occupiers of the property had 1 vehicle, the proposed development may well have 8 vehicles vying with other residents for parking space. Highways go on to say 'a provision for cycle parking is necessary to ensure that sustainable modes of travel are fully supported', a bike shed then, perhaps with a 2 metre cycle lane on Corporation St, how very predictable, how very naive.

No, if it goes ahead the parking issues will only be exacerbated and lets be honest its going to be a Hostel in all but name, that will undoubtedly impact unfavourably on the community.

[REDACTED]

## Planning Application 3/2024/0269

I am a house owner living [REDACTED] and I have been informed by a neighbour that a planning application has been submitted to Ribble Valley Borough Council (RVBC) to turn the above premises into a house in multiple occupancy. I am disappointed and annoyed that I have not received an official notification directly from the council regarding this proposal when the Thorn Street garage has been directly notified and it is nearly 100 metres away from the above property development.

I have the following observations to submit regarding the planning application.

- As the garage on Thorn Street nearly 100 metres away has received direct notification then surely all other properties and businesses within that 100 metre radius should also receive direct notification, and as such, this should be addressed before the planning proposal is progressed so that a fair representation of views from all the affected residents can be considered.
- The planning application proposes a HMO which shows 8 number self-contained en-suite double rooms to be created which could, therefore, accommodate up to 16 people and then the possibility of 8 additional cars, plus any visitors' vehicles, which may require car parking space adjacent to the building as no car parking facilities are shown to be provided on the planning application.
- It is indicated in the planning application that the property is readily accessible by foot without the need for use of a private car, although there is a long stay public car park located on Mitchell Street, 150m from the site. However, there is no mention that this car park charges £2.10 for up to 4 hours or £3.40 for up to 10 hours parking and what resident is going pay those amounts on a daily basis?
- There are 8 number self-contained en-suite double rooms detailed on the planning application but it states that it is envisaged that all will be single occupancy, but there are no reasons why, theoretically, that up to 16 people could reside in the premises as again 8 double rooms are shown on the plans of the application. Is there, however, a maximum number of people allowed to occupy the premises and if so, how and who will police the numbers? A development of this size could potentially cause noise and disturbance to the neighbouring residents.
- Parking for existing residents is already extremely difficult when they arrive home from work and cannot always park outside of their property or even on the same street. This will, therefore, be exacerbated by any additional cars generated by a house of multiple occupancy.
- Clients patronising the Ribble Dragon Martial Arts Centre attached to the proposed premises development already creates parking problems on Bawdlands and Corporation Street.
- Due to the lack of parking space, the back street to the rear of Bawdlands between Corporation Street and Henthorn Road is already frequently blocked by parked cars preventing access for emergency services etc, and also amenity access to the rear of residents properties and this may be further compounded by additional car parking requirements by this proposed development.
- There are already five business premises on Bawdlands and their employees and clients park their cars on Bawdlands and Corporation Street and thus not

only affecting residents parking but also the ability of parking access for all the businesses customers.

- I anticipate that this sort of development with the parking and congestion problems is also going to affect the selling price of all the residential properties in the area as does the state of the frontage of the flats at 112 - 116 Bawdlands which is shambolic and wonder how planning permission was ever granted for such an eyesore.
- The plans of the proposed development shows four refuse bins which are assumed to be two red and two blue bins and wonder where the rest of the refuse will go when up to 16 people will surely be generating more that the bins can handle on a weekly and fortnightly collection system. Who will be responsible to ensure the refuse bins are, in fact, regularly emptied and returned to the internal storage area and not block the pavements etc. There is a danger that waste could be left out on the backstreet behind Bawdlands in bin bags, attracting vermin and causing a health and environmental concern. There is already waste in bin liners, not in bins, continually being left out behind the houses to the rear of Bawdlands between Corporation Street and Henthorn Road. This waste is not situated at the point of the waste collection and, therefore, stays there for several weeks slowly rotting and distributing itself along the street and blowing about in the wind and, thus increasing the already rat problem in the area, which RVBC has been made aware of. As this is already a long term problem, and could therefore be intensified by the assumed lack of adequate refuse facilities shown in this development.
- Considering all the above points of concern, I cannot imagine how such a planning proposal can be accepted, especially when nearly all the residents in the area have not been considered and directly notified to be able to express their views and concerns on this very serious issue.
- There must be many better suited locations throughout the local area for such a multi occupational development than a narrow, double parked residential Corporation Street and an extremely busy main road along Bawdlands where speed limits are mostly ignored.
- In conclusion, I strongly urge you to show due regard to the worries, views and concerns stated above and also show consideration and respect to the residents in the area who are trying to maintain their amenities and some quality of life, and reject this planning application entirely.

