From:

Sent: 09 May 2024 16:00

To:

Planning

Subject: Planning Application No : 3/2024/0269



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.

Dear Ben,

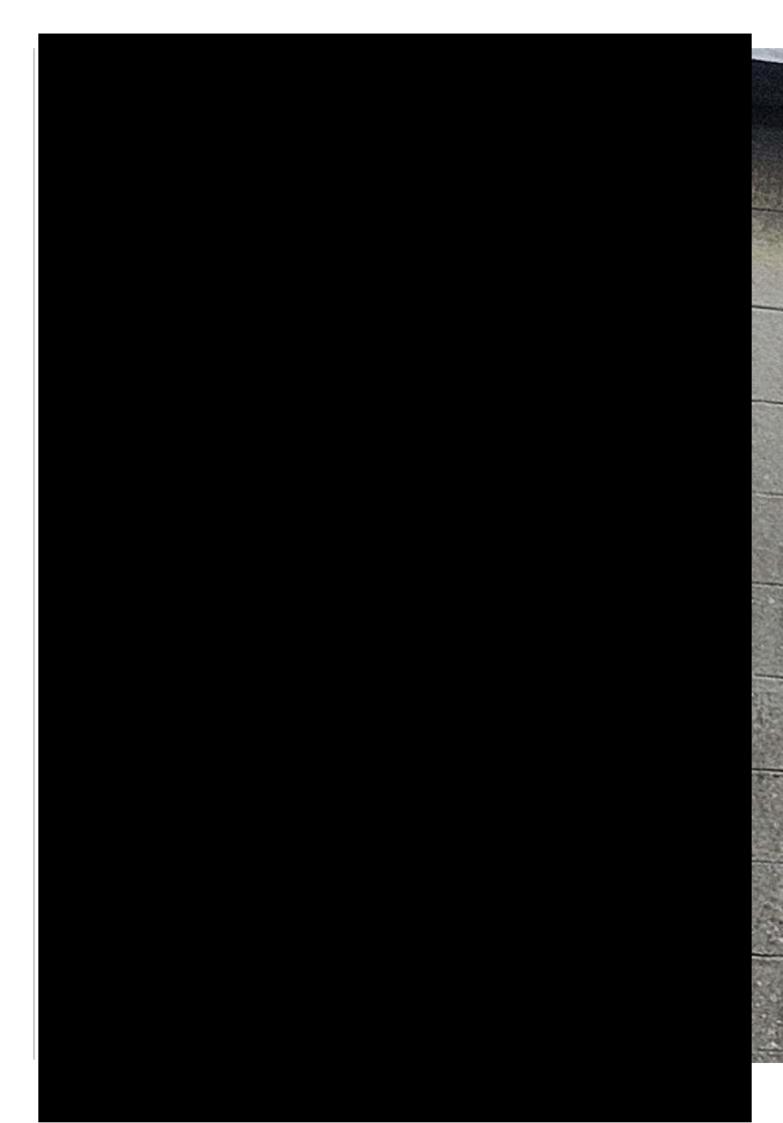
I have just found out about the above application to convert the above property into , multiple Occupation with up to eight residents. I wish to lodge a complaint about this happening. I live on & the parking is a nightmare at the best of times . Also this road is a rat run from Bawdlands to Thorn St , I've already , plus it's bloody noisy with all the traffic . If I get to park outside my house its a miracle. Why has only a select few houses been given notice about this Planning Application? Surely all of Corporation St & the top end of Bawdlands should be receiving letters? There are far to many properties in Clitheroe where properties are being converted into flats & it needs to stop! The whole town is a nightmare for traffic & parking .

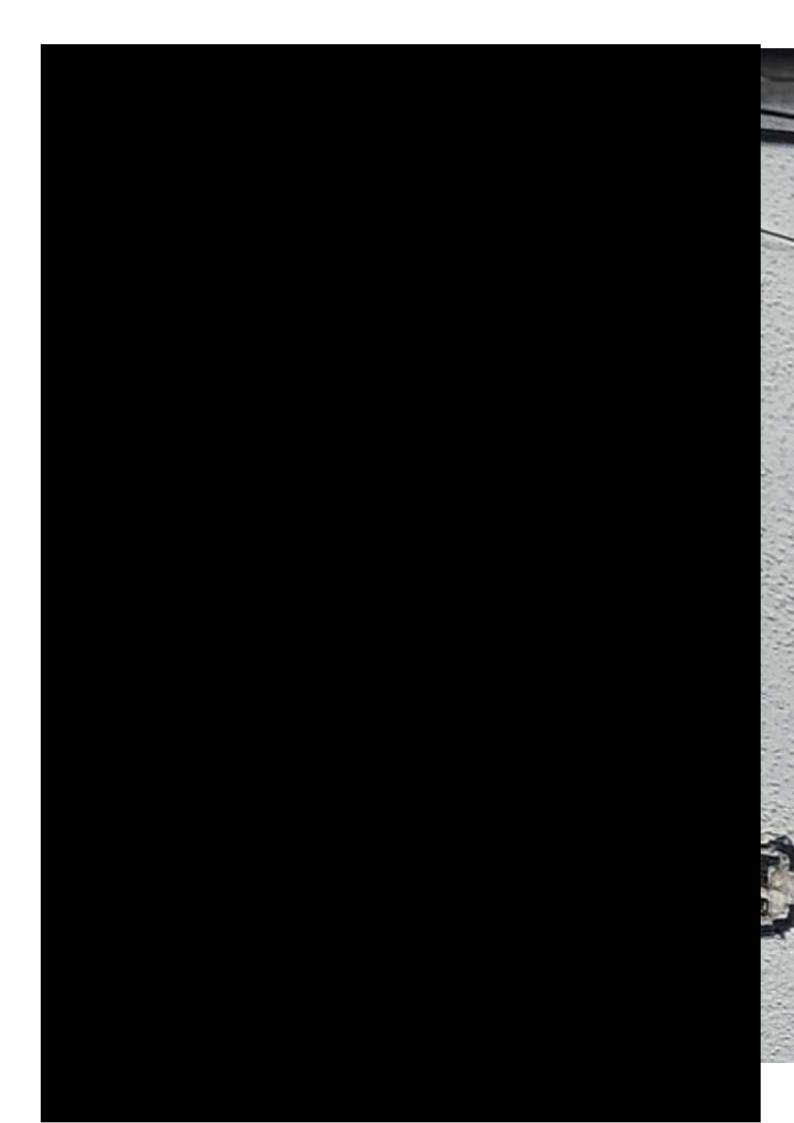
Yours Sincerely

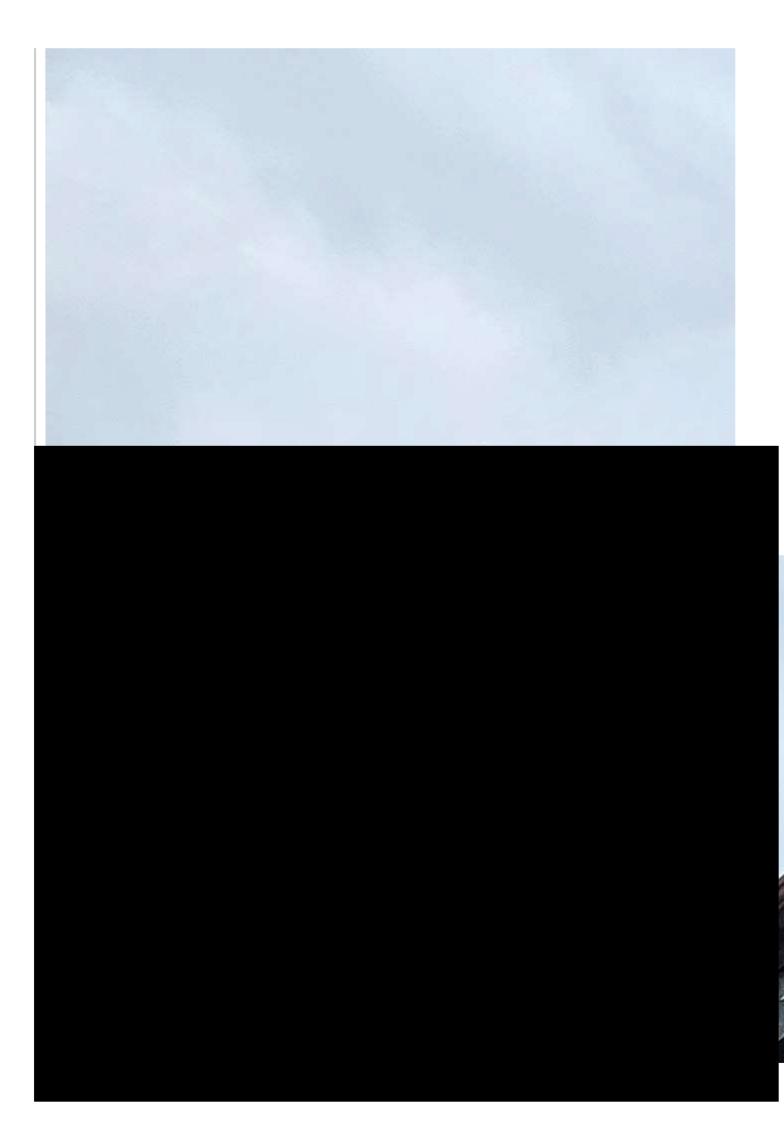


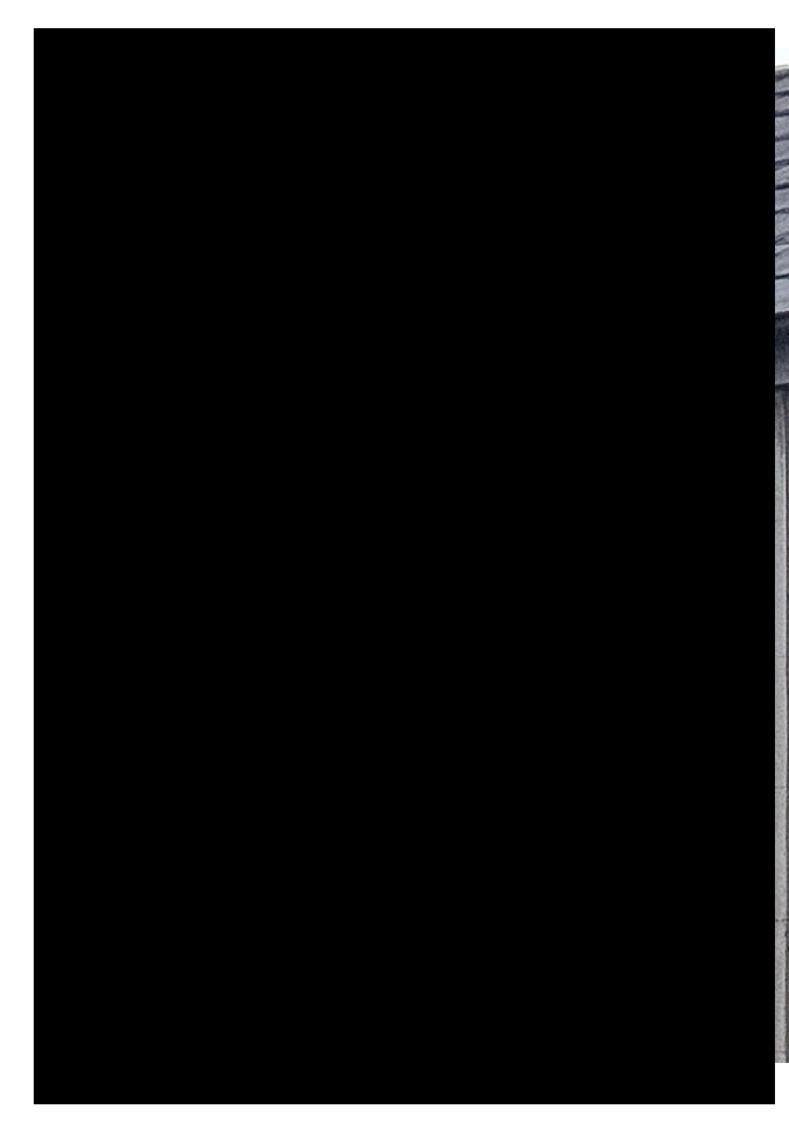
| From: To: Subject: | 09 May 2024 20:59 Planning Re: Planning application 3/2024/0269 |
|---|--|
| External Email This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe. | |
| On Thu, 9 May 2024 at 20:53, Proposed development 27/2 | |
| steady increase in the traffic basis to exit our property du the Low Moor and Henthorn the level crossings causing g continuously along the front proposed development as a | we have seen a and congestion in this area, to the point where we struggle on a daily ring busy times. The traffic from the continuous new developments in areas have exacerbated the traffic problems, parking and delays from gridlocks. We have wagons, tractors and trailers and boy racers of our home. The traffic uses Corporation Street on the corner of the short cut. Double parking causing traffic jams, The Horse Shoe public site as they have no Car parking facilities, increased fumes and noise to and night. |
| The proposed 8 room development we feel will be overdeveloped and the increase in residents can only further impact on the current issues affecting the character of the area. There is nowhere that parking facilities can be provided for these new occupants. Many residents on Bawdlands take pride in their homes but we feel this development will have an adverse impact on the character of the area, alongside the existing HMO's. | |
| Currently there are several rental properties on Bawdlands. The two which are an unkempt, poorly maintained and another double fronted property along the street towards Rufus cars which also in a state of disrepair, demonstrating an unacceptable visual impact. I have to | |
| Landlords are happy to collect the rent but show no pride or respect to the properties appearance, the neighbours and I suspect to their tenants having to reside in them. We therefore hope that this application is refused with respect to the local residents and increase danger on the surrounding highways. | |

Yours sincerely









From:

09 May 2024 22:50

Sent:

To: Subject: Planning Objection



External Email

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Mr B Taylor **Planning Office** Ribble Valley Borough Council **Council Offices** Clitheroe

8-05-2024

I wish to register my strong objection to the planning application below.

Ground Floor Unit and First Floor Flat 27-29 Bawdlands Clitheroe BB7 2LA

Proposed change of use of ground floor unit (Use class E) and first floor flat (Use Class C3) to House in Multiple Occupation with up to eight residents (Use Class Sui Generis) including removal of shop front and replacement with two ground floor windows and addition of new door and window to side elevation. Application Ref 3/2024/0269.

Traffic / Parking

The proposed development, irrespective of any measures which may be provided (currently there are none indicated on the application) to deter people from driving a private car, has the potential to generate a minimum of 8 cars and the LPA has a duty of care to consider and not ignore, the impact on the safety and amenity of existing residents and road users of such possible additional traffic and parking requirements.

Bawdlands and Corporation Street are currently heavily congested and have a serious lack of resident parking availability. Corporation Street in particular currently operates as a one way system at any one time due to the parking on both sides of the street, some of which is on the pavement and there are many instances of minor collisions and scrapes, along with traffic building up at the junction with and causing congestion along Bawdlands. ANY additional traffic will only make the matter worse.

No's 27 & 29 Bawdlands did have their own parking, in the form of garaging to the rear of the properties, however, for some inexplicable reason, the LPA removed any possibility of this garaging space being used to accommodate vehicles in any future residential use of No's 27 & 29, when it approved the application to remove the condition on an earlier application allowing what is now known as The Workshop (the garage referred to) to be run as a wholly separate entity.

Over Development

Over recent years the LPA has approved the conversion of a number of retail units into flats.

One is located further two on Bawdlands and one on the corner of Bawdlands and Corporation Street, the latter two being directly opposite the application building. This represents a doubling of residents for which the properties were originally and historically constructed for, and there is absolutely no doubt that these conversions have detracted from the character of the area and therefore the amenity of residents.

Further development providing multi occupational housing would result in an unacceptable intensity within a concentrated area.

Absence of External Space

There is no external space whatsoever associated with the proposal, therefore, there is no storage for outdoor bins, no storage for bicycles, no provision for car parking, no provision for drying washing, no provision for any outside storage, no provision for sitting out to access fresh air.

The bin storage is shown internally and is accessed by steps, there is a strong possibility that the difficulty of moving the bins will lead to them being left outside permanently on the back street or pavement to the detriment of existing residents.

Conclusion

Considering the existing traffic / parking issues and the number of existing multi occupied premises in the immediate area, a conversion providing additional multi residential units will inevitable impact detrimentally on the amenity of existing residents and the character of the area.

Also, the lack of any external space associated with the development is a major problem, some external space associated with the development is critical in providing a satisfactory healthy living environment.

The attached building "The Workshop" to the rear elevation prevents the provision of natural light to the communal Dining / Kitchen, lack of natural light in this area would again negatively impact on the living environment.

Given the above, it is clear the proposal is inappropriate and fails to accord with the relevant planning policies as it would have a negative impact on the amenity of existing residents and fails to achieve the good quality of housing the local authority aspires to provide.

