

WARD MEMBER REQUEST FORM

FOR COMMITTEE TO CONSIDER PLANNING APPLICATION

Applications can only be called in within 14 days of the application being published on the weekly list of planning applications.

URGENT

RIBBLE VALLEY BOROUGH COUNCIL

COMMUNITY DEPARTMENT – PLANNING

Application No 3/2024/0318	Weekly List Date 29/4/2024
Development Address 29 Castle View Clitheroe BB72DT	Brief Description eg New extension Regularisation of unauthorised change of use from dwelling (use class C3) to short-term holiday let (sui generis) for a temporary period of five years.
Reason for call-in Objection to Application	Comments on reason (where applicable): Please see “any other information” below
Significant because of scale	Yes
Significant due to impact on area	Yes
High level of public interest	Yes
Significant departure from policy	N/A
Any other information/comments <ol style="list-style-type: none"> 29 Castle View is part of a terrace of houses in a residential area close to the Town centre. The opposite side of the street is a row of bungalows used as ‘sheltered’ accommodation for elderly people. Parking is already a significant issue in the area. The property has been adapted to accommodate up to 8 visitors, so it is not unusual for 4 extra cars to be brought into the area. The owner of the property was instructed to stop taking bookings at the end of 2023 because planning permission was need for a change of use. As of the time of completing this form, it is still possible to book the property and the retrospective application was not submitted until 24/4/2024. A significant income (prices are IRO £300 per night) has been realised and continues to be realised without correct permissions. There are significant issues with noise disturbance at unsocial hours disrupting the lives of neighbours – this has been reported to RVBC. 	

Send completed form to Head of Planning Services, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA or email to planning@ribblevalley.gov.uk

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4. There are frequent issues with parking – blocking access for waste collection, access for emergency vehicles, difficulties for residents finding a space to park, blocking spaces for people visiting the ‘sheltered’ accommodation, i.e. relatives, NHS staff, Care Workers and parking over the footpaths making access for people using wheelchairs or prams difficult or impossible. The issues with waste collection have been reported to RVBC.
5. The property has been adapted to accommodate a larger number of people than would be usual for a family home – i.e. by converting the front living room into an additional bedroom.
6. As the property is in a residential area there are a number of neighbouring properties which are affected by the ‘over exuberant’ behaviour which naturally goes with gatherings of friends and family in a holiday situation.
7. In my view approving the change of use to a holiday let would result in a significant adverse impact on the residential amenity of neighbouring occupiers due to the intensification of use of the property and increase noise and disturbance.
8. As a location close to the Town centre I do not believe we should be in favour of closing off what should be a substantial family home by converting it into a holiday let.

Ward: St. Mary’s

Members Name: Cllr Jonathan Hill

Signed.....

Date: 03/05/2024