

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 April 2024 17:45
To: Planning
Subject: Planning Application Comments - /3/24/0318 FS-Case-610142114

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: /3/24/0318

Address of Development: 29 Castle View Clitheroe is

Comments: I wish to strongly object to the proposed change of use at 29, Castle View, Clitheroe. It is completely inappropriate for an already busy, narrow and well-populated family area. Eight potential vehicles for eight guests would have knock-on effects for the rest of Castle View, and indeed the roads off Castle View, as residents would have to park further afield. We nearby neighbours have already been inconvenienced with just a smaller number of cars belonging to guests, and we worry about the spaces for old folks bungalows opposite, who need spaces for visiting family and health care professionals. The corner of Albemarle Road is made even more difficult for bin wagons, with extra vehicles parked. Castle View is made even less safe for pedestrians and children.

This is a family neighbourhood and all the noise at antisocial hours, caused by number twenty nine residents is very unwelcome. It is particularly serious for the house immediately next door, who have [REDACTED]. Noise for them has been late at night and very early mornings. We have seen rubbish left in the back street by residents.

Cars have indeed been badly parked-particularly overhanging disabled bays and on corners.

If this development is deemed appropriate by planning, every house that comes up for sale in this part of Clitheroe will be in danger of becoming a short term holiday let. The character of the neighbourhood would end up being destroyed and hollowed out like some towns and villages in other holiday destination areas of the UK.

Number 29 is a good family house, and a family living in it would be here all year round to contribute to the local economy.

We accept that living near the centre of town we will often have workers and day visitors parking outside our homes. This development is just really not appropriate.

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 April 2024 19:09
To: Planning
Subject: Planning Application Comments - 3/2024/0318 FS-Case-610163395

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2024/0318

Address of Development: 29 Castle View
Clitheroe
BB7 2DT

Comments: OBJECTION TO: Planning Application No: 3/2024/0318

Conversion of Residential Home to Commercial Premises – 29 Castle View, Clitheroe, Lancashire BB7 2DT.

Commercial Use Relating to Eight Guest, Year Round Holiday Let. Details available on Booking.com and AirBNB.

29 Castle View, Clitheroe, known under the trading name of ‘Castle View House’ (not to be confused with the Abbeyfield, Castle View House further down the road!) has been being used as a holiday let since November 2023.

The owner is only now applying for retrospective planning approval for the change of use from residential to commercial (April 2024). No consent for this business was sought initially and no consultation with neighbouring properties was undertaken by the Council prior to the commercial use being launched in November 2023.

In order to accommodate eight guests, the property has had internal alterations which include the removal of internal walls and relocation of the kitchen. The kitchen area is now in an open space to the internal stairwell, thus offering no fire protection to the building and its occupants. A fire in No. 29 would potentially cause harm to neighbouring property. Originally this house had a separate kitchen, a dining room and a front room with bay window. The dining room and kitchen are now one room. Guests are not greeted on arrival, as there is a key lock on the outside of the building, leading to an “arrive when you want”, ‘leave when you want’ scenario.

The open-plan nature of the internal alterations leads to a large area which could cause noise disturbance to due parties being held during the hire time. We are aware that the family at No. 31 have been disturbed by residents at No. 29 in the early hours of the morning and have had to physically call at No. 29 to request that the noise levels are kept down.

This development is causing noise and disturbance to all nearby residents. There is inconvenience caused by eight additional cars being parked at any one time on Albemarle Street and Castle View itself, where there is little enough parking for permanent residents of the area. We have elderly

neighbours in the bungalows who need family to be able to park outside to take them shopping, visiting and also ambulances and other emergency services are impacted by the number of cars parked. Bin lorries cannot access the side streets due to parking right down to the junction of Albermarle Street with Castle View. There is also a restriction on Castle View for lorries, this is being broken, due to the laundry lorry calling at No.29 for the laundry on the swap over of guests. The health and wellbeing of the immediate neighbours to No. 29 is a concern, due to them having [REDACTED]. Their lifestyle and enjoyment of their home is being severely affected by the noise pollution, inconsiderate parking and waste created by this use of No. 29.

The inadequate parking for No. 29 Castle View has a knock-on effect for other neighbouring properties who cannot park in front of their own houses due to the additional cars. The cars are being parked, not observing the drop down sections of the pavements and overlapping with the disabled parking bays for the elderly residents in the bungalows.

All in all, this is a bad development for a purely residential area, which is already impacted by market traders vehicles parking up three times week, workers cars parking up each day, and railway traffic parking because there is now a charge to use the train station parking area.

The comings and goings from No.29 at all times of the day or night over the weekends (I would assume this would increase to more regular guests staying during the week through the summer months) is impacting the whole neighbourhood and is affecting the enjoyment of our homes and quiet environment. The fact that waste is also being left on the back street, attracting vermin is causing a health and environmental concern. Although according to the plans attached to the application, there is ample space within the yard area for waste to be stored. If this is so, why is it left in the back street??

We object strongly to this change of use from a noise pollution, parking, safety and amenity point of view. The potential for further houses to be used this way on Castle View is also a concern. These developments have a detrimental affect on the community of the area who are all impacted by this inappropriate use of a residential dwelling.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 April 2024 22:04
To: Planning
Subject: Planning Application Comments - 3/2024/0318 FS-Case-610201720

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2024/0318

Address of Development: 29 Castle View, Clitheroe, BB7 2DT

Comments: I am writing to disclose my concerns regarding the change of use of 29 Castle View from a residential dwelling to a short-term holiday let.

Castle View and the adjacent streets are well-regarded, residential areas of Clitheroe with a strong community spirit. With this comes a reasonable level of traffic and requirements for parking, however this is currently well managed by the residents. Many of these residents are elderly and have allocated disabled parking spaces which are used appropriately. The planning proposal for 29 Castle View is for a holiday let property which can accommodate up to 8 guests. A reasonable assumption is that this would attract 4 but could easily attract 6-8 cars- a significant increase than if this were a residential property. As part of this planning application, there should be some provision of parking however it only mentions the availability of roadside parking, of which is very limited and cannot currently accommodate an additional 4-6 cars. Moreover, since this holiday let has been in use, the parking of the cars has been questionable, and sometimes in breach of the highway code- inappropriate use of disabled bays, parking over solid white lines and along junctions, making the road increasingly dangerous for drivers and pedestrians.

We welcome visitors to Clitheroe and support the growth of the town in which this holiday let would contribute. However, I would argue that there are ample locations which are more suited to holiday let properties than a terraced house on an already congested street. I feel it is an inappropriate use of the site.

The property has a large kitchen-dining area, conducive to social gatherings. Although the property was renovated this way previous to the holiday let, as a residential dwelling this space would not have created such noise issues, or only on occasion. The property is located within walking distance of town meaning guests have often arrived back in the early hours of the morning and continued social activities in the house. Neighbours have [REDACTED] and this kind of disruption has had a huge negative impact on their lives.

Furthermore, this planning permission is being applied for in retrospect. The house has been renovated and used for commercial purposes with full knowledge that this is in breach of planning legislation. The planning proposal is a significant change to the use of the property and should

therefore have been well considered with public consultation prior to the change, not as an afterthought. The absence of this has frustrated the residents and illustrated the disregard for the local community.

In conclusion, the approval of this planning application would be detrimental to the residents of Castle View and the surrounding areas. Not only this, but it would set a precedent to the rest of the community that properties can be converted without the necessary planning permission in place.

[REDACTED]

From: [REDACTED]
Sent: 30 April 2024 16:05
To: Planning
Subject: 29 Castle View Application number 3/2024/0318.

⚠ 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.

We object to the proposed change of use of 29 Castle View.

[REDACTED]

[REDACTED]

Sent from my iPad

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 April 2024 16:30
To: Planning
Subject: Planning Application Comments - Application 3/2024/0318 FS-Case-610482058

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: Application 3/2024/0318

Address of Development: 29 Castle View
CLITHEROE

Comments: Parking is abismal in the area already.white lines have already been painted on the junction to allow access for the refuse wagon.these restrictions are totally ignored.i have seen as many as 3 cars park on Albermarle St and the owners walk back to 29 Castle View. Also cars parking in the back alley,which means people cannot get out from the rear of Albemarle where they have access to park.this route is the only safe access for these car's

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 April 2024 22:11
To: Planning
Subject: Planning Application Comments - 3/2024/0318 FS-Case-610560569

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2024/0318

Address of Development: 29 Castle View, Clitheroe, Lancashire

Comments: I am writing to object to the retrospective change of use of 29 Castle View to a commercial use property. The area has and continues to be a residential and family area of Clitheroe with surrounding properties being of residential use. The change of use would impact residents and passers-by of this street as outlined below.

Parking is well known to be busy, and with limited space by all who reside on or are regular visitors to Castle View. This is something which not only directly impacts residents who often have to park a distance from their home, but also the multiple elderly residents of the street, for whom the bungalows are specifically designed. Moreover there are multiple restricted disabled spaces on the road which are sadly too often ignored. So far parking of vehicles from visitors to the holiday let (being operated without appropriate planning) has impacted on this, causing residents to struggle to park when returning home. Cars have been parked inconsiderately, at times taking up the space that 3 cars would when otherwise parked well. Additionally these vehicles have blocked residents in, been parked blocking disabled spaces (limiting access for less-abled residents) and on restricted areas such as solid white lines on junctions, presenting a hazard to road users and residents. Earlier this month there was sadly a road traffic collision on the road which required police attendance. The car struck another parked vehicle, causing risk of injury and damage to property; as well as closing the road for several hours limiting access and exit.

Encouraging further parking (up to a potential 4 cars as alluded to in the application document, but theoretically extending to 8) would exacerbate these difficulties and cause further risk and difficulties for residents, visitors and parked vehicles.

I refute the claim made in the application that noise levels are likely to be similar to those of a residential dwelling as the current planning use permits. It is unlikely that a residential, terraced property of such size would be occupied by 8 permanent residents (prior to works being completed, the residential house consisted of 3 bedrooms). Consequently the increase in the capacity of the property, and the customer base it is marketed at, increases the likelihood of noise interrupting the rest of the community. As mentioned above the planning application specifically mentions wedding guests being a likely target customer base for the property. The majority of weddings go on late into the evening and many people indulge in alcohol during the celebrations. Targeting this community is only going to increase disruption through excessive noise once guests return to the property in the

early hours of the morning, causing disruption to all. Most severely affected are the directly adjoining [REDACTED]. The layout and furnishing of 29 Castle View actively encourages socialising in group settings, with the large open-plan downstairs living area mere feet from the adjoining wall to number 31. Sadly, the residents have already had to contend with excessive noise from guests and at times have had to visit the property to request visitors to quieten down creating unnecessary burden and disruption to their lives.

The retrospective application for change of use planning for this property, is also objectionable. Last summer the new owners purchased the property and very quickly embarked on a large-scale refurbishment and expansion of bedrooms, shortly before listing it as a holiday let. This strongly suggests that the intended use of the property was as a holiday-let all along. To our knowledge the new owners have not spent a single night in the property as residents. The change of use to a commercial short-term holiday-let is likely to have significant impact on residents and the character of the neighbourhood. As such this should have been applied for in advance, and with thorough and proper public consultation, not when it becomes convenient. Even more frustrating is that this holiday-let was operated in breach of The Town and Country Planning Act 1990; and despite being served an order to cease operations (I believe in December 2023) the owners continued operating; as mentioned in their application with guests arriving from October 2023 to February 2024. This has demonstrated a disregard for the effects on the local community and for the procedures of the local authority.

Whilst we welcome investment into the town and the promotion of tourism, this has to be done in a manner beneficial and sympathetic to all residents of the Ribble Valley. There are multiple places throughout the local area better suited to holiday visitors than a narrow, double-parked, residential street; occupied in majority by young families and the elderly. For the reasons outlined above, I encourage you to consider rejecting the proposed change of use application.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 April 2024 21:53
To: Planning
Subject: Planning Application Comments - 3/2024/0318 FS-Case-610557262

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2024/0318

Address of Development: 29 Castle View, Clitheroe

Comments: As a concerned resident of the Ribble Valley and friend and relation of residents of both Castle View and Kirkmoor Road, I object to the application on several grounds:

1. Parking on this street is already difficult, there is not room for potentially another 8 cars. This will also further restrict access for ambulances and service vehicles.
2. There is only a singular point of vehicular entrance and exit to Castle view and the surrounding streets directly onto Bawdlands which already causes congestion.
3. Concerns about setting a precedent for more holiday let type properties in the town meaning less housing stock and higher prices for locals and people wishing to live year round in the area.