

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 February 2025 14:18
To: Planning
Subject: Planning Application Comments - 3/2024/1016 FS-Case-688985805

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/1016

Address of Development: George Street, Whalley

Comments: I write on behalf of many members of the community of Whalley that feel this application makes a mockery of the planning process, the planners and the council as a whole should it be approved.

The original approved planning application that was approved 3/2024/1016 had various stipulations and requirements in materials and construction which were critical to a property with heritage importance within the townscape of Whalley.

Subsequently 3/2024/0304 gave judgement on 13 conditions that had not been met when constructed and was quite correctly declined.

Subsequent to that 3/2024/0538 gave judgement on 7 conditions that had not been met when constructed and was quite correctly declined.

We do not understand how a developer can then apply for as built planning permission and the council can even consider the application, surely a precedent has been set in the previous declines, where the attempts of the developer to put profit in front of process should have been thwarted. The agents comments even state cost of materials and misleading scant justifications.

Would an acceptance of this application not open the flow gates to developers to ignore the detail of the planning acceptance, build what they want and know they can use this case as an example to the council as a reference point.

Thank you

Concerned residents

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 February 2025 15:12
To: Planning
Subject: Planning Application Comments - 3/2024/1016 FS-Case-689007920

[REDACTED]

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[REDACTED]

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Planning Application Reference No.: 3/2024/1016

Address of Development: 1-7 George Street
Whalley
BB7 9TH

Comments: Planning Application Ref: No. 3/2024/1016

1 to 7 The Picture House Apartments George Street Whalley BB7 9TH

I write to object in the strongest terms, and with deep concern, to any potential approval of Application 3/2024/1016.

I agree with all of the detailed substantiation for objection as set out in the other objections.

A brief explanation however must now be offered to give some clarity on why we have actually arrived at this point. The terms of an existing Application 3/2021/1004, for the same development, remain active but which are now looking to be replaced by the terms of Application 3/2024/1016.

Application 3/2021/1004 was Received by RVBC on 29/09/2021, Registered on 22/10/2021 with a recommendation to refuse by RVBC Planning Officers. It was subsequently called into Planning Committee and voted for approval with conditions on the 08/04/2022. This overturning by Committee of the considered professional advice has directly resulted in a development which has not been built in compliance with design, materials or architectural respect to the heritage of the area. Many of the changes made throughout construction have recently been confirmed as unacceptable by Nicola Hopkins in a refusal to discharge conditions letter dated 17/09/2024.

Had the development as it now stands been built with sensitivity to the area and in compliance with the previous approval, then there would probably be no need for objections. That however is not the case and the 'as built' result is totally unacceptable in its present state.

There must now be serious cause for concern that the 2025 Planning Committee may be persuaded into repeating the ill judged, and recommended against, approval decision of the 2022 Planning Committee.

It can only be hoped that those Councillors now involved with the forthcoming meeting will make a much more considered decision than those who previously allowed, and are jointly responsible for, the incomplete, incongruous and non-compliant 'as built' development.