

From: [REDACTED]
Sent: 14 July 2025 19:10
To: Planning
Subject: Planning Application No 3/2025/0061 - Clerk Laithe, Newton in Bowland BB7 3DY

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Good evening

I am writing to make representations in relation to the above application. I do not support the application with my reasoning set out below.

1. Tourism is a key objective for RVBC, with the Council actively supporting and promoting tourism as a major economic driver, as well as highlighting tourism within its Corporate Strategy as a key area for economic development. In support of this, the Council employs a dedicated Tourism & Events Officer with a focus on developing the visitor economy. In addition, the Council has a Destination Management Plan to guide tourism development.

Taking the above into account, approval of the application would clearly be in conflict with the Council's tourism key objective.

2. Clerk Laithe has operated as a B&B for a few years with the holiday accommodation receiving planning approval and being built for this purpose at the time. There are a number of wedding venues in the area and Clerk Laithe, as a B&B, will have accommodated many wedding guests over the years. To discontinue this use would mean that there is reduced wedding guest accommodation in the area, having a consequential detrimental effect on some of the wedding venues.

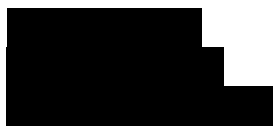
3. Given that the holiday accommodation was built only a few years ago specifically for the purpose of being a B&B, allowing a change of use in such a relatively short period from the time of original approval, particularly taking into account the Council's tourism key objective, would appear to be counter intuitive.

4. Given the nature of the proposed children's home, which I understand [REDACTED] (at any one time) who may have a history of disruptive behaviour/other issues, I am concerned that their presence may put additional pressure on the police. Interestingly, there is a lot of advice available online to the effect that such children's homes should not be situated in rural areas, particularly because this can lead to isolation for the children concerned. I appreciate that this may not be a reason for rejecting the application but it should raise questions as to the driving forces behind those wanting to set this home up in such a rural area.

5. I presume that Clerk Laithe was purchased by the current owners with the intention of developing the site as a residential children's home. To do so without consulting the Council's planning department as to the likelihood that approval would be granted seems to be extremely unlikely. Of course, I could be wrong in this respect but I seriously doubt that I am. This leads me to the conclusion that very encouraging responses were given by the planning department some time

ago. If this is the case, doesn't this largely make a mockery of having a 21 day consultation period post application?

Thank you



Sent from my iPad