

From: [REDACTED]
Sent: 14 May 2025 16:07
To: Planning
Subject: Objection to Planning Application 3/2025/0316

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Address: 27-29 Bawdlands, Clitheroe BB7 2LA

Dear Ben Taylor,

I am writing to formally object to planning application 3/2025/0316, which seeks permission to convert the property at 27-29 Bawdlands, Clitheroe into a six-room House in Multiple Occupation (HMO).

Parking and Traffic Concerns

Parking in the Bawdlands area is already under considerable strain, with local roads frequently congested and on-street parking spaces in high demand. While the applicant has previously suggested that parking permits for nearby car parks will be provided by the landlord, it is unrealistic to expect tenants to consistently use these facilities if more convenient (albeit limited) on-street parking is available. In practice, additional vehicles associated with an HMO will only intensify existing parking pressures, leading to increased frustration and potential safety risks for local residents.

The application also refers to the provision of cycle storage, but unless tenancy agreements explicitly restrict tenants to bicycle travel only—which would be unreasonable and unenforceable—this does not address the likelihood that most residents will own and use cars.

The property itself is located at a junction of two already busy roads. This area has seen multiple traffic issues, including recent accidents such as a pedestrian being struck. Traffic congestion continues to worsen—exemplified by a recent instance where it took me over 20 minutes to travel the length of Corporation Street—largely due to the growing volume of traffic increased by nearby housing developments.

Concerns Over Suitability and Planning Process

There are further concerns regarding the suitability of the property for HMO use and the nature of potential tenants. Without wishing to generalise, properties of this type often attract residents who may have a lower level of investment in the local community. This can sometimes result in increased incidents of noise, littering, crime, and general anti-social behaviour, which would be detrimental to the character of the area.

Equally troubling is the fact that work on the property began before appropriate planning permission was secured. This suggests a disregard for due process and creates the impression that the applicant believes approval is inevitable. Such presumptions undermine confidence in the fairness and integrity of the planning system.

Planning Precedent and Fairness

It is also important to highlight a recent, similar application on Castle View, where a proposal to convert a residential property into a holiday let was refused—primarily on the grounds of inadequate parking. In the interests of consistency and fairness, this application should be subject to the same scrutiny and standards.

Conclusion

In light of the ongoing parking and traffic problems, concerns over community impact, disregard for planning protocol, and recent precedent for refusal in comparable cases, I respectfully urge the Council to refuse this application. The number of objections already raised by local residents further reflects the strength of feeling within the community.

Thank you for taking the time to consider my comments.

Kind Regards

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