

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 10 May 2025 16:05  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0316 FS-Case-713470706

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2025/0316

**Address of Development:** 27-29 Bawdlands

**Comments:** I wish to object to planning application 3/2025/0316 House in Multiple Occupation with six rooms.

The developer of 27/29 Bawdlands has again submitted a planning application for House in Multiple Occupation despite all previous applications being denied or withdrawn and a failed appeal against the council.

As we know, the appeal submitted to the secretary of state against the council's decision to refuse an 8 bedded HMO fell and was dismissed. We also know that the properties are finished, furnished with double beds, and advertised ready for moving in. despite NO permission for the HMO or change of use being granted. A clear sign of the developers lack of respect and empathy for the surrounding residents or proper procedure.

I believe that most if not all of issues raised in applications 3/2025/0014, 3/2024/0879, 3/2024/0552, and 3/2024/0269 are still relevant with a slight reduction from eight rooms to six rooms.

After careful consideration of the submitted plans and the accompanying Planning Inspectorate APP/T2350/W/24/3354200 report, I have significant concerns regarding the suitability of this development for HMO licensing and planning approval.

**1. Overcrowding and Room Furnishing Concerns**

The report states that all rooms except one are furnished with double beds, wardrobes, drawers, and desks.

Furthermore, although the proposal is for a 6-bedroom HMO it is also unclear whether licensing conditions could effectively restrict occupancy to a single person per room, and what measures would be put in place to monitor and enforce this restriction.

**2. Refuse Storage and Accessibility Issues**

The proposed internal refuse storage area is currently occupied by washing machines and includes an external door with three steps leading down to the pavement. While plans suggest portable ramped access, no detailed drawings have been provided to confirm the feasibility or compliance with accessibility standards. Also, the ramp would need to be stowed alongside at least four bins and storage of six bicycles. Nor does the plans show any mechanical ventilation for the bins. We all fear that due to a large amount of refuse and the smell from such bins, residents of the building would leave the bins out and further attract vermin to the area.

**3. Residents are all concerned about road safety and congestion and over parking/dangerous and illegal parking in the area. The developer stated that he will provide parking on the castle carpark.**

However, no guarantee of parking being available can be given and can we really expect residents to park that far away from their dwelling? Especially on cold wet days.

for many, many months we have had the threat of this development hanging over our heads. Not once has the developer attempted to consult with neighbours or hear our concerns. In fact, when concerns are raised through the planning committee, the developer has used these concerns to try to make minor changes and create the illusion of compliance. I urge you now to stop the great stress and anxiety the developer has put us all through.

Given these substantive issues, I urge the planning authority to reject the current application or require substantial revisions that address the overcrowding potential, address road safety and parking concerns and ensure proper refuse and cycle storage solutions, and guarantee that all HMO licensing and health and safety standards will be met comprehensively.

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 11 May 2025 09:53  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0316 FS-Case-713541745

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2025/0316

**Address of Development:** 27-29 Bawdlands

**Comments:** I strongly object to planning application 3/2025/0316 House in Multiple Occupation with six rooms.

How many times can the owner put in a new planning application and ask us and the council to believe that they have radically improved on rejected plans, just by changing minor details or moving a stud wall.

A change from 8 beds to six beds will not take away all our great concerns over this property already said in previous objections.

The currently plans still take away space for business use and lend the building to over crowding and over occupancy. By leaving one small room at the downstairs front of 27 does not leave us to believe that the building could still be used for business opportunities, no amenities have been provided for this business area leading us to believe it would find a bed in it in a short space of time.

The parking around the area is already dire and road safety is atrocious. So many times, have we seen illegal parking and cars backed right up Bawdlands as Corporation Street becomes gridlocked. I

[REDACTED]. The area around 27-29 Bawdlands sees many children and frail people attempting to cross the busy roads, dodging in and out of parked cars, an accident waiting to happen. This is before 6 or possibly more people move into an HMO.

The owner has always ignored the neighbours' concerns. As we know that the rooms are furnished with double beds, ready for moving in. with no permission or change of use being granted. Will the council not stop this upset and concern for neighbours for the last time. This has been going on for over 12 months now and we are at the end of our tethers with worry.

I feel all of issues raised in previous applications are still relevant with a reduction from eight rooms to six rooms.

The application is unclear whether licensing conditions could effectively restrict occupancy to a single person per room, and what measures would be put in place to monitor and enforce this restriction. As I said earlier, we already know there are double beds in the rooms.

Are bins really going to be kept inside smelly and dirty or will they be kept outside. How will the owner stop the bins being kept outside on the street or backs attracting rats. Is the 'bin' room big enough and how many bins will really be needed for 6 plus people, with a suggested additional business refuge as well.

An HMO is really not in keeping with our area or community and unsafe. Its just not the right place. Please reject this application.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 13 May 2025 11:08  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0316 FS-Case-714177573

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2025/0316

**Address of Development:** 27-29 bawdlands clitheroe bb72l

**Comments:** I do not feel this should be passed as one the developer has shown disregard to the fact the plans got dismissed and gone ahead with the development any way , these rooms have double beds in them which means more than one person staying if all them people have cars where are they going to park as there is no room now !!

There is no where in the house for the people to relax only their bedrooms which is not good . Has the developer stated who will be renting the rooms because if these all go to people on benefits then this will lower the tone of the area and also bring in more undesirable people .

In short I do not think this development will make the neighbourhood any better for it being here but hinder parking and bring upset to the people and surrounding area .

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 13 May 2025 16:25  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0316 FS-Case-714326330

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2025/0316

**Address of Development:** 27-29 Bawdlands Clitheroe BB72LA

**Comments:** This property has been having work done on it for Months! I strongly reject this application going through . How Lancashire County Council (Highways) aren't raising any objections is laughable, saying there wont be a significant impact on highway safety & capacity is just wrong. Im guessing they haven't come to look at this location on a Saturday! [REDACTED] in the last 2 Years on Corporation Street , parking in this area is a nightmare.