

21 MAY 2025

Address of development:27-29 Bawdlands Clitheroe BB72LA

Comments:

I strongly object to the application 3/2025/0316. The developer has yet again submitted a planning application for House in Multiple Occupancy despite all previous applications being denied or withdrawn and also a failed appeal against the council. How many more times can this be allowed to continue? Until the developer gets the answer he wants???? This is causing the residents of Bawdlands and Corporation Street a considerable amount of anxiety and stress! The developer has totally shown no regard or respect for proper procedures and has now completed the property, furnished it and advertised it on-line.

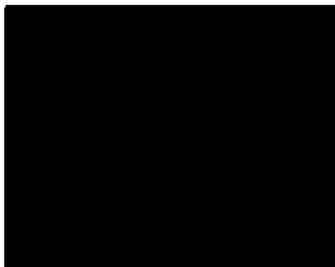
A reduction in the number of beds from 8 to six does not change any of the concerns over this property already said previously.

Overcrowding of rooms. Each room is furnished with a double bed, a wardrobe and a desk but no seating for relaxation possible other than the bed. Although the proposal is for a 6 bedroom HMO, my concerns are how licencing conditions could effectively restrict occupancy to one person, and how this would be monitored and enforced.

Refuse and Accessibility Issues. Due to the fact that there are no external areas. the plans show internal storage for four refuse bins and six bicycles. The plans do not show any mechanical ventilation for the bins which leads me to worry that the smell from large amounts of food waste, etc would result in the residents leaving the bins out on the pavement and further attract vermin to the area. The physical movement of these bins by the residents is also a cause of concern. The external door has been created on Corporation Street and has three steps down to the pavement. Although the proposed plans indicate a ramped access, no evidence has been provided for this in the drawings to show the feasibility of this. Also presumably, the ramp would require space in the storage area.

Parking Issues. There are concerns about road safety, congestion and over parking. Corporation Street is narrow and already frequently blocked by the double parking of cars preventing access for emergency services etc, and also amenity access to the rear of residents' properties along Bawdlands. This maybe further compounded by this proposed development. The developer seems to suggest that parking could be used on the Mitchell Street car park. This is a small pay and display car park which is used by the general public on a daily basis and thus parking spaces may not be guaranteed.

In conclusion, I strongly urge you to show due regard to the concerns, views and worries stated above and also show consideration and respect to the residents of the area who are trying to maintain their quality of life and reject this application.





From: [Redacted]
Sent: 21 May 2025 11:40
To: Planning
Subject: Planning Applicatio No. 3/2025/0316

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The proposed development of an HMO at 27/29 Bawdlands this building is completed, furnished & ready for use!
 Reducing the original 8 rooms to 6 will make little difference to the concerns already voiced in previous applications re.3/2024/0552 & 3/2024/0269.

1. Size of rooms - double beds suggests more than one person, will there be restrictions to how many can be housed in the building?
2. Refuse storage & accessibility issues - ramp? Responsibility - no one wants bins rubbish bags left on the street, we already have vermin problems.
3. Parking, road safety, illegal parking already a problem.
4. A new access door has been opened up on Corporation St. was permission granted for this?



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 May 2025 18:13
To: Planning
Subject: Planning Application Comments - 3/2025/0316 FS-Case-716606704

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0316

Address of Development: 27-29 Bawdlands
Clitheroe
BB72LA

Comments: This application simply should not go ahead, having read the report of the appeal to the secretary of state that document has highlighted significant evidence as to why the development should not be permitted, poor ventilation, poor communal space, poor space for storage and the issue over the bin store and the steps to the side of the property, which was installed without planning permission by the developer, just another in a chain of decisions he has made believing he is above the planning system, i fear becoming repetative as this is the third or fourth objection now, the traffic in the area and parking are heavy enough without adding extra vehicles, we all know human nature dictates they will not park on the carpark with a pass they will want to be as close to the property as possible. There is no stipulation that these are 6 single rooms and seeing as they are all already furnished with double beds that would indicate 12 occupants, 12 potential extra cars, the appeal review revealed there was insufficeient storage for the bikes and bins, there is the risk of waste being left on the street due to the difficulty of getting bins in and out, risking a vermin infestation and affecting the asthetic of the street, i appeal to you to once again decline this application and for [REDACTED]

[REDACTED] 4 flats or two family homes would be much more appropriate and in my opinion much more needed than a hmo

also received via comment form
and another email.

[REDACTED]

From: [REDACTED]
Sent: 24 May 2025 06:38
To: Planning
Subject: Application no 3/2025/0316
Attachments: Planning objection.docx

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Planning objection for above applications

Proposed development 27/29 Bawdlands 3/2025/0316

I am writing to object to the above planning application.

As an aside, the letter was dated 01/05/2025 and we received it 10 days later!! As a resident of Bawdlands we have seen a steady increase in the traffic and congestion in this area, to the point where we struggle on a daily basis to exit our property during busy times. Weekends in particular are now extremely busy and the tailback into Clitheroe are starting from well below Henthorn Road, traffic from the continuous new developments in the Low Moor and Henthorn areas have exacerbated the traffic problems, parking and delays from the level crossings causing gridlocks. We have wagons, tractors and trailers and boy racers continuously [REDACTED] The traffic uses Corporation Street on the corner of the proposed development as a short cut. Double parking causing traffic jams, The Horse Shoe public house patrons parking opposite and taxis as they have no Car parking facilities, increased fumes and noise to an unreasonable level day and night.

I find it incredible that the report, particularly re traffic, from the appeal decision states Highway Authority has raised no objection. A young boy was hit by a car on this road in the summer of 2023. The amount of traffic and congestion on the junction next to the development is becoming intolerable. Many of the points raised in the report continue to be relevant.

The proposed revised 6 room development, now completed and furnished with double beds despite no planning permission, we feel will be overdeveloped and the increase in residents can only further impact on the current issues affecting the character of the area. There is nowhere that parking facilities can be provided for these new occupants. Many residents on Bawdlands take pride in their homes but we feel this development will have an adverse impact on the character of the area, alongside the existing HMO's.

Currently there are several rental properties on Bawdlands. The two [REDACTED] [REDACTED] which are an unkempt, poorly maintained and another double fronted property along the street towards Rufus cars which also in a state of disrepair, demonstrating an unacceptable visual impact. [REDACTED]

Landlords are happy to collect the rent but show no pride or respect to the properties appearance, the neighbours and I suspect to their tenants having to reside in them. We therefore hope that this application is refused with respect to the local residents and increase danger on the surrounding highways.