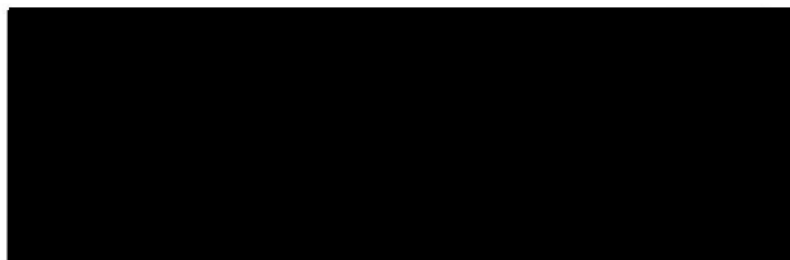


Planning Application 3/2025/08 04  
at N° 36 Moor Field Whalley.

I strongly object to the  
application for a certificate of  
lawfulness for proposed change  
of use from a bungalow to a  
childrens home (Cat C 36)

These are retirement bungalows  
with retirement people living in  
a lovely peaceful place after a  
lifetime of working hard.



22 OCT 2025

22 OCT 2025



Date: 19<sup>th</sup> October, 2025.

**Re: Opposition of change of use of 36, Moor Field BB7 9SA, from a domestic dwelling to a Cat 3b Children's Home.**

**Planning Application Number: 3/2025/0804 Re: Certificate of Lawfulness**

Dear Ribble Valley Borough Council/ Planning Committee,

We wish to state our opposition to the proposed above change of use, on the following grounds.

- Change of a purely domestic dwelling to what is essentially a commercial dwelling.
- The aforesaid change would be completely out of character of the estate, where the average age is 75+ and many long-term residents are housebound/ vulnerable. We consistently hear that Governments want elderly people to downsize, in order to free up larger houses for the younger generations, yet here we see blatant contradiction of that mantra, by the removal of a bungalow from the domestic market when this type of accommodation is desperately required by many elderly residents, in order that they can live full and independent lives and not be a drain on public services.
- The cul-de-sac is very narrow (14 feet & 2 inches, to be precise) and disruptive parking would clearly be an issue, as there would be 4 vehicles at the property during change-overs. As far as we understand, to park on pavements is technically illegal, yet permanent pavement parking would clearly be a direct consequence of this change of building usage. To suggest that a vehicle will be parked in the garage is ludicrous, as modern cars do not fit into the single garages on the estate, which is why no-one utilises them. There have been instances in the past where emergency services have not been able to reach poorly, vulnerable residents due to parking.
- To suggest that a vulnerable LAC would in an environment to thrive and develop both personally, academically and mentally on what is fundamentally a retirement estate is questionable, to say the least. There is nothing in this part of Whalley for young persons.

To conclude; clearly this will impact house prices on the estate, diminish the peaceful ambience of the area and possibly lead to conflict. This is a premier, residential area and should remain thus. Retirement bungalows for retirees.

Regards,



22 OCT 2025

Ribble Valley Borough Council  
Planning Department  
For the attention of Maya Cullen

20/10/25

Re Application for Certificate of Lawfulness  
36 Moor Field, Whalley BB7 9SA  
Application Number 3/2025/0804

I refer to the above submission and strongly disagree with the proposal and would like you to take account of the following observations & comments :-

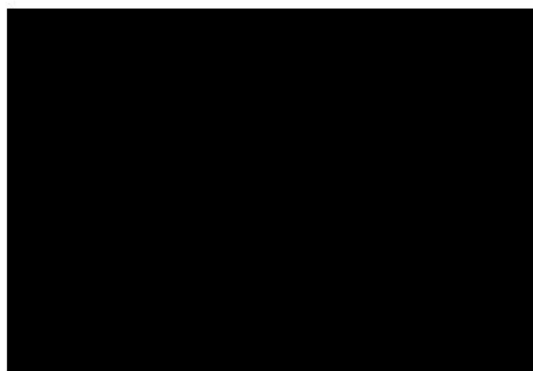
- 1) The change from Use class C3(a) should read 'dwelling house to Use class E(e) as it would result in a profit making business.
- 2) The present owners, after renovation, placed the property on the market at a value which at that time appeared to be 20/25% above the then market value which has probably resulted in the current situation.
- 3) At the present time bungalows are at a premium in this area especially the existing generic make up and would therefore result in another property removed from that market.
- 4) The bungalow is situated on a cul de sac with a carriageway width of 4 metres, where vehicles can only just pass without mounting the footpath, goods vehicles etc. would present a worse if not dangerous state of affairs
- 5) With the proposed staffing and with visitors, be it friends, relations or professionals, this would only exacerbate the above.

Cont.

I stongly object to the proposed application and hope you will consider the previous comments

Finally it would appear to some that this is an attempt to go through a planning loophole and trust the local authority will ensure that this is not the case.

Yours faithfully



22 OCT 2025

Application 3/2025/0804  
Concerning the proposed  
change of use of 36 Moorfield  
Whalley from a dwelling house  
to a childrens home.

We are writing to inform you  
that we strongly disagree  
with this proposal.

This is a quiet culdesac  
all the people living here are  
60yrs to 90yrs.

We do not want people  
coming and going at all time  
of the day and night.

We do not need extra  
vehicles being parked at random  
causing congestion.

2 If the refuse collectors cannot get down, they refuse to empty our bins.

36 Moorfield has only room for two cars on its drive, not three, and the garden is small not suitable

for what is being suggested.

There are not enough small bungalows in Whalley to accommodate local people, which makes this proposal to change of use.

Way out of order.



21-10-25.

Ms Maya Cullen  
Ribble Valley Council  
Clitheroe BB7 2RA

24 OCT 2025

22<sup>nd</sup> October 2025

Dear M/S Cullen

Re:- Planning Application 3/2025/0804  
Change of use class from a dwelling (C3a) to a Children's home use class (C3b)

We wish to formally object to the proposed change of use to 36 Moor Field Whalley BB7 9SA

- The plans show a 1800mm high screen hedge, there is no such hedge. There is a fence that belongs [REDACTED] this suggests that no one has been out to check the information provided by Hedley Planning Services. If a hedge was to be planted who is responsible for its maintenance? Any future occupier who as clearly going to have complex needs will not be able to do this.
- There are many elderly and retired residents in this small estate who value the tranquillity and safety it offers. This proposal is likely to lead to more noise, increased movement of staff and visitors and generally a higher level of outdoor activity than could be classed as normal for this small cul-de-sac. A child/teenager with challenging behaviour is certainly not something residents in there 80's and 90's need in their daily lives.
- There are no accessible green spaces, parks or even walks in the immediate local area that are wheelchair friendly. There are no facilities that children can readily access, mobile or otherwise.
- If the occupant is a fulltime wheelchair user the parking spaces as described in the plans will not be functional or practical. Parking in the garage will be difficult. Parking two cars on the drive, especially to load and unload and wheelchair, with or without an occupant, or at staff change over times will also be difficult. This will likely result in a car/cars parking on the road, increasing congestion and making it difficult for everyone living on this narrow road and for residents to access their driveways.
- The statement that the bungalow benefits from 'a large garden and ample parking' is definitely a play on words. The garden at the rear is minimal and very confined. The front garden is larger but is roadside and not private.

In conclusion, this is a 2 bedroomed bungalow, one bedroom for the child/teenager, one bedroom for staff, no staff facilities, outdoor space and parking facilities that have not been correctly portrayed and needs to be assessed further before being granted.

Yours sincerely

24 Oct 2025



21/10/2025

Dear Sir/Madam

Planning App. 3/2025/0804

[REDACTED] this area some time ago to enjoy a quiet and peaceful retirement in an area which is habited with persons of a similar age group and the proposal is not what I expected in my [REDACTED] year.

I am strongly against the application as if approved would cause unbearable stress and wish this to be noted.

Your sincerely



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 20 October 2025 13:22  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0804. Certificate of lawfulness from dwelling to Children's home FS-Case-758499031

**Name:** [REDACTED]

**Address:**

[REDACTED]

**Email:** [REDACTED]

**Planning Application Reference No.:** 3/2025/0804. Certificate of lawfulness from dwelling to Children's home

**Address of Development:** 36 Moor Field  
Whalley  
BB79SA

**Comments:** Please note that the residents on this estate are mainly retired and 4 residents are over 90 years old. This is not a suitable neighbourhood for a child or a young person. Parking could be a serious problem as ambulances must be able to reach our houses. Please reconsider this proposed change from a dwelling to a children's home as it really is not suitable at all.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 20 October 2025 13:36  
**To:** Planning  
**Subject:** [REDACTED] Re: 3/2025/0804

**⚠ External Email**

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Date: 20<sup>th</sup> October 2025

**Opposition to the Certificate of Lawfulness to the change of use to 36, Moor Field, Whalley, BB7 9SA**

**From a domestic dwelling to a Category 3b Childrens Home.**

**Planning application number: 3/2025/0804**

Dear Ms Maya Cullen

We wish let you know of our opposition to the proposed change of use of the above mentioned property.

- Change of use of a perfectly situated true bungalow for business use, of which there are a precious few available for downsizing, elderly, infirm homeowners who wish to live independently, or homeowners needing one floor living.
- We are a small, quiet area of bungalows of whom mainly retired and elderly residents live, and have at least 5 close residents in their 80s and 90s.
- There aren't any facilities to entertain any children/teenagers, and none in the local adjacent area. Having a lone teenager living in a small Cul de sac of elderly people, I would think, will not aid their personal development and/or social skills.
- Parking on the roadside of that house has caused numerous problems in the past due to excessive vehicles attending that particular bungalow. Ambulances attending, and council refuse wagons etc, also access to the opposite properties. Garage parking is not an option unless the garage is extended of which there isn't any room.
- We are also at a loss as to why the cash strapped council would pass this band E (£2703.76 missing out on), 2 bedroomed residence, of which there could only be one child resident, along with various paid for carers staying there, could be cost effective. We realise the financial implications of passing this would be beneficial to the applicants but, we also

must think of costs that we contribute to this council. The savings we know are minimal compared to the cost of housing and care of a vulnerable child/teenager.

- I would also like to know what safeguards are to be put in place for our very elderly residents that live next door and across the road. If a child/teenager who requires lone 24 hour care, decides to enter the private properties of local residents.

To conclude that, financially, logistically and emotionally for all concerned, we think this is a bad idea. And these are the reasons for our opposition.

Regards

A solid black rectangular redaction box covering the signature area.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

20<sup>th</sup> October 2025

**Planning Application number: 3/2025/0804**

**Opposition to The Certificate of lawfulness for proposed change of use of 36, Moor Field, Whalley, BB7 9SA from a dwelling house (Use Class C3a) to a children's home (use Class C3b).**

Dear Ms Maya Cullen

I am writing this on behalf of my [REDACTED] mother who [REDACTED] and [REDACTED] in the application. There are a number of concerns if this change of use was to be successful:

- Moor Field is a quiet estate of bungalows, where many of the residents are mainly retired and elderly who support each other. There are a number in their 80s and 90s who feel safe with the local support ([REDACTED])
- 36 Moor Field is a true bungalow, of which there is a large demand from people wishing to downsize or move to single story living
- Class C3b by it's definition, would allow up to 6 individual residents to live in the dwelling along with required carers or therapeutic support. The bungalow does not offer the facilities for such a number of residents
- There are no facilities close by in the area to enhance the lives of lone children.
- Vehicular access is limited in that section of Moor Field, where the road is very narrow. The change of use will necessitate frequent vehicles for transportation and visiting which has previously caused access issues to other properties
- I am extremely concerned regarding the level of safeguarding that will be provided for my [REDACTED] and similar residents who may feel threatened by the presence of young people requiring care potentially being in close proximity to their private property.

Whilst I appreciate that facilities need to be provided for all members of the community, I firmly believe that to place this project within a neighbourhood such as Moor Field has more negatives than positives and will be extremely disturbing for the current residents

Kind Regards

[REDACTED]  
[REDACTED]

[Redacted]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 20 October 2025 21:45  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0804 FS-Case-758645269

**Name:** [Redacted]

**Address:** [Redacted]

[Redacted]

[Redacted]

**Planning Application Reference No.:** 3/2025/0804

**Address of Development:** 36 Moor Field, Whalley, Lancs. BB7 9SA

**Comments:** This proposed change of use will be detrimental to local residents in impacting vehicle access, together with the increased noise and disruption caused.

This property is situated part way down a small cul-de-sac, where the road is narrow and not wide enough for vehicles to pass others without using the pavement. The intended use we believe would cause access restrictions to other residents especially those who need to pass this property, as there is not room to fit 3 cars on the drive and on shift changes there will certainly be cars parked on the road. Further due to the demographics in this area (mostly retired) the number of additional parked vehicles could impact emergency vehicle access to adjacent homes.

The quietness and seclusion of this area is what attracts the residents to it, this development if it goes ahead will without doubt bring a significant change to this and our right to quiet enjoyment.