

[REDACTED]

From: [REDACTED]
Sent: 20 April 2026 09:11
To: Planning
Subject: Application no. 3/2026/0256

⚠ External Email

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Further to the report on the above application viewed in the Lancashire Telegraph, as a resident [REDACTED] I would like to raise a number of concerns:-

- the significant increase in the number of vehicles accessing the property, the size and type of vehicles accessing the property - disabled/wheelchair friendly and LCC school transport provision and the significant increase in associated vehicle movements at varying times of day and night. The property is located on a cul-de-sac and larger vehicles would be required to turn around as the road is narrow

The impact on existing residents would be intolerable and unacceptable.

There is already significant traffic congestion on Moor Lane

- the parking provision might stipulate 4 cars however it should be acknowledged that there would be much manoeuvring to access and depart when 4 vehicles are in situ resulting in staff potentially parking on the pavement resulting in obstruction for residents

- as well as learning and physical disabilities there will likely be significant behavioural difficulties in the 8-18 age group potentially resulting in increased disturbance and noise and potentially additional vehicle numbers

- the change of use from residential to business would be incongruous to the area

I would question the (real) motives of TOTO Group (social enterprise?) which is part of Cavalry Healthcare Ltd Group. Additional to the care and concern offered to disabled children there is also a business model that generates significant income and profit from the current shortage of local authority care provision.

It is for these reasons I strongly object to this application

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 April 2026 11:33
To: Planning
Subject: Planning Application Comments - 3/2026/0256 FS-Case-829757662

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0256

Address of Development: 36 Moor Field

Comments: Although I would not be directly impacted by the proposed development I would like to raise certain concerns that would affect the neighbourhood.

The existing road layout consists of three cul-de-sacs branching off a main access road linked to Mitton Road. Each cul-de-sac is narrow, and unless vehicles are off road or using the pavements for parking, there will exist a restriction in access for vehicles ranging from private cars to large commercial transport such as Refuse trucks. There would also be difficulties for emergency vehicles. This was born out by Highway authority at LCC supporting the original objections. Although the proposed development has attempted to alleviate this situation by on site parking there still remains the problem of additional support vehicles, whether visitors, additional staff or just 'lazy' parking blocking access for other residents. Also, wouldn't the increase in activity be contrary to local planning policies.

It is a quiet area predominantly occupied by retired homeowners many of whom would be considered senior citizens. It seems inappropriate to allow the occupants at 36 Moor Field, who would be children up to the age of 18yrs, to be housed surrounded by elderly residents concerned about additional noise and possible disruption from inappropriate behaviour.

[REDACTED]

From: [REDACTED]
Sent: 20 April 2026 11:38
To: Planning
Subject: Planning Application ref. 3/2026/0256 (36 Moor Field Whalley)

⚠ 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.

FAO Maya Cullen

Date 20 April 2026

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Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

20 APR 2026



Date: 15th April, 2026.

Re: Opposition of change of use of 36, Moor Field BB7 9SA, from a domestic dwelling to a Category C2 Commercial Children's Home.

Planning Application Number: 3/26/0256 Re: Proposed change of use

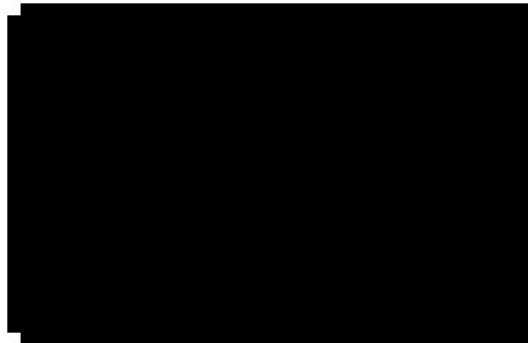
Dear Ribble Valley Borough Council/ Planning Committee,

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 a commercial enterprise.
- We draw your attention to the attached Deed Of Covenant – specifically “**Restrictive Covenants**” “i” and “j”. Clearly commercial use would breach these by altering the domestic nature of the whole estate and its peaceful ambience.
- The aforesaid change would be completely out of character of the estate, where the average age is 85+ and many long-term residents are housebound/ vulnerable and live on their own. 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.
- We would be very surprised if RVBC housing plan states a need for more childrens’ homes in the borough. Indeed, it appears that Lancashire is housing most of the LACs from the whole of the UK, who are not fostered. The Ribble Valley is not a designated area of deprivation.
- 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 potential for 5+ vehicles at the property during change-overs. We find it hard to believe that the carers are going to be constantly shunting their vehicles, as would clearly be required. LACs in the MLDD and SLDD categories would require extensive social support services and interventions over and above their day- to- day care requirements and this would have the potential to vastly increase vehicle numbers accessing the site. To infer that staff/support services/ family etc can park away from the bungalow is simply moving the problem from one part of the estate to another, **NOT** addressing it. There is not room for residents to park on the road, never mind business staff.
- 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. There have been instances in the past where emergency services have not been able to reach poorly, vulnerable residents due to parking. Indeed there have been instances of conflict due to disrespectful parking of carers on the estate in the past.

- The application indicates that there is a large garden for the children. This is clearly not the case as all the front garden has been tarmacked for parking, requiring constant car shunting and the rear garden is tiny, to say the least and more of a “yard”.
- To suggest that vulnerable LACs would in an environment to thrive and develop both personally, academically and mentally is questionable, to say the least. Undeniably, they will have complex needs, may display challenging behaviours, be socially unaware/disconnected etc which many domestic residents would find frightening and unacceptable.
- To aggravate this situation further, this application is for up to two children whereas the original “Certificate of Lawfulness” application was only for one child, vastly increasing standard daily care staffing and support services/intervention staffing. Parking will be a huge issue not to dismiss the associated comings and goings at all times of day.
- We hope that RBVC will not lower standards to countenance this degradation of the residents’ peaceful, happy urban existence.
- To conclude; clearly this will impact all residents on the estate, diminish the peaceful ambience of the area and vastly heighten the chances of socially unacceptable behaviours, noise, 24 hour traffic and conflict. This is a premier, residential area and should remain thus.

Regards,



2.1 APR 2026

15th April 2026

Opposition to the change of use of 36 Moor Field, Whalley, BB7 9SA from a domestic dwelling to a Category C2 Children's home.

Planning application number: 3/2026/0256 Proposed change of use.

Dear Ribble Valley Planning Committee,

We would like to put in our opposition to the proposed change of use to the afore mentioned bungalow

- The change of use from a domestic dwelling to a business venture is contrary to deeds that we have when we bought our property, this we understand is to keep the estate as Solely domestic with emphasis on keeping the peace and quiet and the friendliness of its residents.
- This is a small and quiet place where its very elderly residents reside in complete confidence of being safe in their homes without being frightened of their lives being disrupted by the comings and goings of the proposed change.
- This bungalow has [REDACTED] direct neighbours on either side of the property and one across the road with the excess traffic of changing staff, deliveries, visiting family at all times of the day and night would find it very difficult to cope with.
- Digging up the whole of the front garden to make parking does not solve the issue of moving vehicles in and out of a very narrow side road, it will inevitably get ignored as it will become too much of a hassle to do. Also, the deliveries for larger vehicles, there is only a very narrow turning space at the end of the Cul de sac and could also become a problem. This was always a major problem for the homes opposite when visitor and carers came and went without using the drive that was already there.
- This has also taken away any outside space for the residents to play off the road, the back garden is very small, just a back yard really.
- We are also aggrieved that a perfectly good bungalow has been taken away from the market, of which there are precious few, that a downsizing couple can buy that may be older and infirm. Who wish to live independently or homeowners needing one floor living.
- The ages of the children are being said to be between 8-18 of which there are no facilities in our adjacent area having a lone teenager or child living in a Cul de sac of elderly people can be neither enriching nor aid their personal development.
- As the application indicates that the children/teenagers will have emotional behavioural and physical disabilities, I should like to know what safeguards have been put in place for our very elderly residents that live [REDACTED] if they decide to enter their home or other private properties of the residents nearby. It may increase the chance of antisocial behaviour, noise and general disruption.
- We are also at a loss why the cash strapped council would pass this band E (£2829.91) 2 bedroomed true bungalow residence, of which there could only comfortably have one child

living there along with various paid for carers staying there, at a push there could be two residents could be cost effective. The savings we know will be minimal compared to the cost of housing a vulnerable child/teenager.

- We also notice that there has been a change to the number of residents, going from one child/teenager in the Certificate of lawfulness application to two. But the building hasn't grown and the outside space has diminished purely to try and fudge the application and help it pass, just box ticking and with no thought to us as residents.
- To conclude that, financially, logistically and emotionally for all concerned, we think this is a bad idea, it is one of the few safe elderly living areas in this area, in a growing village of bigger houses we feel this is worth saving from the corporate world.

Regards

