

[REDACTED]

From: [REDACTED]
Sent: 25 April 2026 09:38
To: Planning
Subject: Planning Application ref: 3/2026/0256 (36 Moor Field Whalley)

⚠ External Email

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Re Planning Application No: 3/2026/0256

Grid Ref: 372710 436972

Proposal: Proposed change of use of a dwelling house (C3) to a children's home (C2) for up to 2 young people between the age of 8 and up to 18.

Location: 36 Moor Field Whalley BB7 9SA

Dear Maya

[REDACTED]

We would like to object to the proposal above for the following reasons.

Moor Field is a residential area with many elderly people living in mainly bungalows.

We feel that if the change of use to become a children's home for up to 2 children would disrupt the balance of this quiet and safe community.

In the Management Plan it states that the house has a sizeable garden, this is not the case. The garden at the front has been dug out and badly tarmacked to provide an additional parking space.

The back garden is a very small flagged area backing on to resident's gardens. Therefore there is no area outside that would be suitable for a child to thrive.

36 Moor Field is a very small bungalow, we struggle to see how it can accommodate 2 children and all the staff that would be required to look after these children.

It also says that there is car parking for up to 4 vehicles, this maybe so but these vehicles would have to manoeuvre in and out when accessing and leaving the property. This would mean that although they say that the parking would be off the road. If this was approved there would be parking on the very narrow road. Especially when there are other care workers and visitors.

We also have concerns with the carers's shifts and that they will be driving up and down the road at unsocial hours in the morning and night. This is quite unnerving when now we do not have many cars on the cul-de-sac during the early mornings and evenings.

In the deeds of our property it does say:

"No trade business or manufacture of any kind should be carried on upon the said land or any part thereof or in or about any building thereon nor should any building upon the ad land or any part thereof be used otherwise than as or in connection with and for the purpose of a private dwelling"

“Not to do or permit or suffer to be done upon said land or any part thereof or in or upon any building thereon anything which might have been or was considered to be or likely to have become a nuisance or cause of annoyance or inconvenience to the Vendors or to the owners or occupiers of neighbor premises or which might prejudicially effect or depreciate the value of the adjoining or neighboring property of the Vendors”

In conclusion: We do not feel that 36 Moor Field is a suitable place to be a children’s home.
The bungalow is too small to be the home for any children to thrive.
This would have a massive impact on all
the residents who have been here for many years and will affect the now safe and peaceful residential area.

Regards

[Redacted signature]



Virus-free. www.avast.com

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 April 2026 18:58
To: Planning
Subject: Planning Application Comments - 3/2026/0256 FS-Case-832467695

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0256

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

Comments: Our main issues and complaint are as follows;

Parking - Since the last application where we complained about parking, the applicant has made provision for additional parking by tarmacking over the front garden, this is unsightly, of poor construction and may lead to flooding on the road as no provision has been made for additional drainage. Recently on 3 occasions people have visited the property and parked on the road, causing potential access issues, on the latest instance we had to wait for the staff (in health workers uniforms) to move their car, so we could get past.

Almost all of the local residents are elderly and several are now single and in poor health and would lose the sense of peace and security that they have earned with the risk with increased traffic and even troublesome children / youths loitering about.

We believe this application would have a detrimental affect on our immediate area and even on our house values.

No 36 is a small 2 bed bungalow with a very small garden, surely this is not suitable for business use of this kind.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 April 2026 12:46
To: Planning
Subject: Planning Application Comments - 3/2026/0256 FS-Case-832697659

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0256

Address of Development: 36 Moor Field Whalley BB7 9SA

Comments: Representing the views of [REDACTED]. I jointly [REDACTED]
[REDACTED] Following the receipt of letter from Ribble Valley Borough
Council dated 08 April 2026 I have discussed the proposal for change of use of no 36, to a children's
home for two children, with [REDACTED].

The only concerns [REDACTED] has regarding the proposal is the possible congestion due to increased
vehicular access to Moor Field; if this issue can be adequately addressed with assurances given then
she has no objection to the proposal.

From: [REDACTED]
Sent: 29 April 2026 06:46
To: Planning
Subject: Planning Application 3/2026/0256 - comments

⚠ 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.

Dear Maya Cullen, dear Nicola Hopkins

Re: Planning Application 3/2026/0256 for the Change of Use of a dwelling house at 36 Moor Field, Whalley, Clitheroe, Lancs BB7 9SA to become a children's home

I am writing to object to the planning application for the proposed change of use referenced above.

As a member of a family that has [REDACTED] for many years, I feel strongly that the RVBC committee reviewing the application should take the following into consideration:

- Since it was built in the early 1960s, Moor Field has always been a quiet cul-de-sac of detached houses for private owner occupiers. Converting any one of those properties into business premises such as what is proposed here represents a significant departure from the established character of the estate and constitutes a highly detrimental form of development.
- The application simply fails to adequately address the very real negative impacts of such a business venture on its surroundings and neighbouring community.
- As a children's home the property would generate a notable increase in noise and general traffic every day of the week and often at unsocial hours, for example over the time of staff shift changes, visits by childcare managers and external standards inspectors, or the other comings and goings of maintenance and supply companies necessary to service the building and deliver the service.

- The roads on the estate are not designed to accommodate such a volume of extra vehicles. Any increase in traffic together with the additional demands for on-street parking on the narrow cul-de-sac that a change of use to business premises would trigger risk seriously eroding the levels of road and pedestrian safety that residents have enjoyed until now.
- The comings and goings of staff on shift duty would also inevitably lead to higher and unpredictable levels of noise and activity through the day and night, impacting on the relative peace and quality of life that attracted the neighbouring householders to the cul-de-sac in the first place and which they have been able to enjoy with confidence and without compromise until now.
- Importantly, approval of this application risks setting a highly negative precedent, potentially opening the door to further commercial development and conversion of use of other houses across the estate, which would only erode things further.
- The council has a duty of care to ensure any vulnerable child can be safely accommodated in social care if necessary. At the same time it also needs to be sure that business licences / requests for planning permission are only approved for social care service providers who are looking to set up in buildings and locations that are either purpose-built at the outset, or where any negative impacts of the proposed change of purpose of a property can be fully mitigated so that the surrounding community is not negatively impacted.

As I hope you will agree, this application does not meet the standards that are required, and I urge the council to refuse permission.

Thank you in advance for your consideration and support.

Kind regards

[Redacted signature]

[Redacted address line 1]

[Redacted address line 2]

[Redacted address line 3]

29th April 2026

From: [REDACTED]

To: Maya Cullen RVBC

Planning Application no: 3/2026/0256 for the Change of Use of a dwelling house at 36 Moor Field, Whalley, Clitheroe, Lancs BB7 9SA to become a children's home

I am writing as a very concerned resident on Moor Field, Whalley to formally object to the planning application for 36 Moor Field to become a children's home. [I will refer to the property in this letter as '36MF'].

[REDACTED], and our family have [REDACTED] since the housing estate was built in the early 1960s. House prices and council tax in the Ribble Valley, Whalley and Moor Field are very expensive indeed, and the people who live on Moor Field and all residents on the housing estate, have chosen to spend their daily lives here, and, in many cases into their retirements. (On this note also, how would the proposed application affect house prices here, and ease of selling?)

Of course, whilst we all know nothing stays the same and [REDACTED], the fact that there is a submitted plan for 36MF to become a children's home makes no sense in any respect, practically, socially and economically (now, nor at any time in the future) - for both the people who already live here, and any children who would be in care at 36MF, plus all the many staff who would directly or indirectly be involved: care staff, multi-disciplinary teams and public sector.

With the proposed plan for 36MF, things would unquestionably have a strong impact on the residents of the cul-de-sac, Moor Field and the housing estate as a whole; our very natural and real concern is that it would be a *detrimental* impact for everyone who lives here, with many negative ramifications.

Unquestionably, there will be lots of activity at and around the property: comings and goings at all times of day and night; people attending the property trying to juggle and manoeuvre their cars, or instead for ease simply electing to park on the pavement/roadside. Parking would become extremely fraught for *everyone*: residents along the cul-de-sac; on the housing estate; all essential services, not to mention staff and people attending 36MF. As things stand already, space and parking is at a premium on the cul-de-sac and at the entrance to the housing estate, and no one would wish for other people's cars to be parked regularly outside their properties/on the pavements.

Noise levels would rise: on a day-to-day basis there would be more noise, by virtue of staff simply doing their jobs, and children with complex needs living at 36MF. With 'complex needs' also comes the uncertainty and worry about the safety of the neighbours and their properties, with the anxiety and very real possibility of antisocial, and even aggressive or violent behaviour from any child/children living at 36MF (and I write here also with reference to Croasdale Drive, Clitheroe).

At 36MF, the other month, a wooden gate was erected at the side of the property; however a child who is able-bodied could possibly climb over this, or at least very easily push through the gap at the

base, between the gate and hedge - compromising security (see picture). Additionally, there is nothing in place at 36MF that would help to provide *comprehensive* screening and privacy from that side. The rear of the property is mostly paved, with either no or minimal 'garden area' for any child to enjoy. The other month, the front lawn was dug out and replaced with tarmac, in an attempt to deal with the parking conundrum for the planning application.

In terms of integrating into the local community - how would this be possible when basic shops and facilities are a mile away; when there would be many care needs at 36MF, and when existing residents on the housing estate are either housebound or busy.

The many costs of all the numerous resources in trying to privately house up to two children with complex needs (in a sought-after area) and to Lancashire County Council, Ribble Valley Borough Council, and the public sector also makes absolutely no sense.

In every respect - practically, socially and economically - this proposal is simply not appropriate. We trust that that RVBC will seriously consider this and everyone's objections, and refuse permission for the application to go ahead.

With regards,



From: [REDACTED]

To Maya Cullen RVBC

28th April 2026

Ref Application Ref 3/2026/0256

Proposed change of use of a dwelling house (C3) to a children's home (C2) for up to 2 young people between the age of 8 and up to 18.

I wish to make a formal objection to the change of use to the property at 36 Moor Field, Whalley BB7 9SA.

The location of this property is [REDACTED]. It is a quiet, safe area of Whalley. The residents of this cul de sac have lived here for many long and happy years without any problems or upset and that is how it should remain - as a dwelling NOT a business. Many of the residents on this small cul de sac are retired or elderly and enjoy the tranquility of this quiet part of Whalley away from the busyness of large estates.

Moor Lane prior to Moor Field is often very congested with the number of parked cars visiting the Deep Beauty Salon which is situated on the corner of Moor Lane/ Mitton Road. There would be added congestion on the estate with more vehicles visiting 36 Moor Field at various times of day if this application went ahead..

This application will bring subsequent loss of privacy for the surrounding properties with the number of visitors attending the property as it will become a workplace – staff shift changes, children, family, workmen, medical staff and possible police presence if there is any antisocial behaviour from the child/children at number 36..

The property is located on a small road, even though extra parking space has been made for the property by replacing the front garden with tarmac, additional vehicles will end up parking on the pavement. which can be problematic even now when vans/refuse vehicles are accessing properties when people park on the narrowed road. Residents will not want additional parking outside their properties either. The

property should remain as a dwelling especially when people are often looking for a bungalow perhaps to downsize or require this type of property for their physical needs.

The childrens home on Croasdale Drive, Clitheroe has caused on going problems for the residents there. They've reported increased noise not just from the children but from the numbers of people who have to visit at various times of the day. Crimes have been reported making residents feel extremely vulnerable.

The security at rear garden of 36 Moor Field is not adequate. If someone wanted to get out of the garden they could do so quite easily as there are gaps in the boundary hedge in various places which has the potential for crime, and lack of privacy. The rear garden is also small and wouldn't give the necessary space that the children will need to have access to. A larger property with more space for children aged 8-18 yrs would make more sense to allow them to be themselves and situated in an area which isn't predominately occupied by the older generation.

The property is also quite a distance from local amenities such as schools, health services and recreational facilities so again causing more traffic to commute to the relevant required services. Also how are the Toto group expecting the integrate the children into the local community when this area is occupied by retired or older residents?

Property prices and council tax are high in this area and the estate has long standing residents who feel safe, happy and settled where they live so why cause anxiety with this proposal?

This is a desirable place to live and it could also have a detrimental impact on the value of properties in this area, therefore the property should remain as a dwelling not as a business opportunity.

Please consider the resident's views and wishes who have lived on Moor Field for many happy years regarding this very concerning proposal.

Kind Regrds



From: [REDACTED]
Sent: 28 April 2026 11:24
To: Planning
Subject: Application No: 3/2026/0256

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Hard copy of below also provided at RVBC

Ribble Valley Borough Council
Planning Department

For the attention of: Maya Cullen

23 April 2026

Application No: 3/2026/0256
Proposed change of use – 36 Moor Field, Whalley

Dear Ms Cullen,

I wish to formally object to the above planning application.

Moor Field is a small and very quiet cul-de-sac. Many of us have lived here for a long time and we value how peaceful it feels. I personally feel secure here. I know all my neighbours. We are all of a similar age.

I am concerned that the proposed use of the property as a children's home would result in a significant change from the current character of the neighbourhood. The proposal appears to accommodate young people up to the age of 18, and the increase in occupancy compared with the previous application (3/2025/0804) does raise concerns about the intensity of use within what is a relatively small bungalow.

As an elderly resident living on this street, I am particularly concerned about the potential impact on the sense of safety and security that currently exists within the cul-de-sac. The close proximity of properties, together with the quiet and vulnerable nature of many residents, means that any use which introduces a higher level of activity, visitors, staff movements or associated disturbance could have a significant effect on the amenity and wellbeing of those living here.

I ask the Council to carefully consider whether this location, given its layout and the demographic of the surrounding residents, is appropriate for the proposed use.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

From: [REDACTED]
Sent: 28 April 2026 11:26
To: Planning
Subject: Application No: 3/2026/0256 - f.a.o Maya Cullen

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Hard copy of below also handed in at RVBC

Please confirm receipt of email

Ribble Valley Borough Council
Planning Department

For the attention of: Maya Cullen

22 April 2026

Application No: 3/2026/0256
Proposed change of use of a dwelling house to a children's home
36 Moor Field, Whalley BB7 9SA

I refer to the above submission and strongly disagree with the proposal, and would be obliged if you would consider the following observations and comments:

1. The title deeds for properties within Moor Field specifically state that they are to be used for a family dwelling house, not for business purposes which this proposal is.
2. The bungalow is situated on a cul-de-sac with a carriageway of 4 m maximum width. Private vehicles can traverse the highway but heavy goods vehicles have to mount the footpath in certain circumstances.
3. With the above in mind, visitors to the property, be it staff, relatives, professionals, deliveries etc would create chaos impacting the neighbourhood and create animosity with the residents.

4. Carparking spaces have been provided by destroying the front garden which has already created bad feeling, and the layout only provides for a free for all at all hours. Extended, the drive can barely cater for more than 2 cars. Who would police the changeover when staff alternate?

5. The property, as altered, contains rooms which can only be described as 'squeezing a quart into a pint pot'. This would suggest the 'over-intensive' use of a relatively modest bungalow for financial gain.

6. Moor Field is predominantly occupied by retired or elderly residents and as such this type of property is at a premium for such buyers. How would the occupants gel within the existing neighbourhood within differing age groups?

I hope and trust that common sense will prevail when deciding on this application.

Yours faithfully,

██████████

██

[REDACTED]
21/4/26

Dear Madam

Re Planning Application No 3/2026/0256

My [REDACTED] moved to this area some time ago to enjoy a quiet peaceful life and subsequent retirement within a neighbourhood occupied by similar likeminded people of a comparable age group.

The above proposal on my doorstep is not what I expected in my 91st year.

I wish to register my strong disapproval to the submission and trust that it will not proceed

The unbearable stress and upset caused at all hours of the day and night especially with visits, changeovers and traffic problems would create a situation which would be beyond bearing and intolerable. The property was built as a family dwelling not an institution.

I hope you will consider my comments

yours faithfully
[REDACTED]
[REDACTED]