

23 APR 2026

Re -

Planning Application NO - 3/2026/0256
Grid Ref 372710 436972.

In our opinion it is way out of order that anyone would contemplate the change of use at 36 Moorfield Whalley from a private dwelling into a business. We have lived here for [REDACTED]. It is a quiet residential area occupied by an aging population. Not suitable for children, also the amount of traffic coming and going at all times would be a nightmare for everyone living in this quiet Cul-de-Sac.

[REDACTED]

Maya Cullen
Council Offices
Church Walk, Clitheroe
BB7 2RA

23 APR 2026

20th April 2026

Re: Planning Application No: 3/2026/0256 – Objection to change of use of a dwelling house (C3) to a children's home (C2)

Dear M/S Cullen

We wish to formally object to the planning application 3/2026/0256.,
We believe this represents a material change of use and is unsuitable for this location.

This bungalow is situated in a quiet cul-de-sac on a small estate where most residents are retired, elderly or are people who value the quiet, peaceful setting the estate offers. Residential children's homes are attractive business financial ventures. This is not the right location for a business venture neither is it right for children/young people with more than likely significant, complex needs to be placed within an established residential area.

Can you confirm there is an identified local need for a development like this?

If not and it is used to accommodate out of district children this will impact on health, education & social care for local residents.

Parking issues will continue despite changes to the front garden to accommodate 4 cars. Not all the parked cars will be able to enter/exit the drive uninhibited, at least 1 car will have to be moved to allow others to manoeuvre.

ToTo's 'Good Neighbour Policy' states that management should ensure that if parking in front of the house is not available visitors should park AWAY from the home and the cul-de-sac.... basically park on another road in the estate therefore essentially moving the parking issues off this cul-de-sac to another.

The planning statement says a pre planning application consultation letter was sent out by ToTo on the 5th February to 22 properties numbers 15 to 38. We are an [REDACTED] of No 36 and were not included in this consultation, neither are there 22 properties between the house numbers named.

The response was poor, just 2 replies in total, so the wider estate now needs to be given the opportunity to respond given that there are now formal policies in place, especially in relation to their parking policy.

This estate has limited safe on road parking or parking that is not a hindrance to others. This is especially true when people park on the road leading into the estate and roads within the estate which cause issues for all residents plus delivery vans, lorries and refuse trucks.

The operation of a children's home is fundamentally different from a family home.

Shift patterns, managerial visits, professional visits, emergency service call outs, school transport pick up, all generate vehicle movement and produce an increase in noise which is disproportionate to a family home and even more so when you compare this to the demographics of the residents living on the estate.

Government guidelines for the location of children's homes suggest a close proximity to shops, play areas, schools, this location is none of these.

The small dining room which is off the kitchen and accommodates the back door, has been identified as an office/bedroom for staff. Is there a suggested minimum standard for sleeping accommodation for staff who sleep in?

This is the wrong location for a 'for profit children's home' and therefore should be refused.

Yours sincerely



23 APR 2026

18-4-2026.

F.A.O. Maya Cullen.
ref application 31/3/0256.

I have not received notification of the application for change of use of:-

NO 36, Moor Field, Whalley

However certain aspects of this new measure will affect me indirectly.

Once again extra traffic is an issue.

I am aware that the front garden at NO 36 has been totally removed in order to create parking spaces.

This will not include carers or medical visits to the property. There are several people over 90 in this area. Their medical needs are dealt with by visiting professionals. This already causes problems of access and road blocking for neighbours. The road itself is narrow.

Will the change of use involve special school transport for the anticipated two children?

Do you realise how small the bungalow is?

Do you realise how small and inaccessible the rear garden is?

This area is residential only

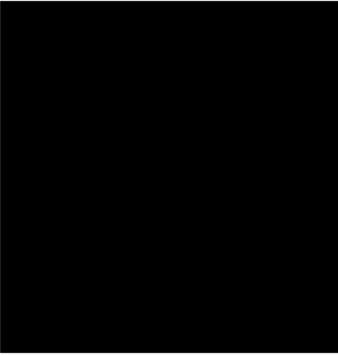
This application for change of use is a business proposition.

In the deeds to my home there is a clause stating that no business or commercial use is permitted within the property.

Therefore this proposal is really not legal.

Yours Faithfully





23rd April 2026

Planning Application number: 3/2026/0256

Opposition to The Planning Application for proposed change of use of 36, Moor Field, Whalley, BB7 9SA from a dwelling house (Use Class C3) to a children's home (use Class C2) for up to 2 young people between the age of 8 and up to 18.

Dear Ms Maya Cullen

I am writing this on behalf of [REDACTED] who lives [REDACTED] at the above address and [REDACTED] the property 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 C2 by it's definition, is used for vulnerable individuals who need support from carers around the clock living in the premises along with additional visiting required carers or therapeutic support. The previously refused application for this address for change to C3(b) was for an institution similar to a family household as opposed to the class 3 institution with recognised higher operational impact of staff, visitors and facility requirements.
- The application states that there is parking for 4 cars in front of the property. Whilst this is strictly correct, it has been very poorly provided by removing the whole of the front garden and replacing with tarmac. I very much doubt that there is enough space for cars to leave the drive when 4 cars are parked which will result in endless shunting of vehicles particularly at shift handover times. Or as human nature will undoubtedly prevail, many more vehicles will be parked in the cul-de-sac
- I note within the planning documents submitted for the management plan that employees and visitors will be asked not to park in the cul-de-sac when the parking area is full. I am sure that most staff arriving or leaving for work in the early morning or late night will not want to park outside of the cul-de-sac and walk alone in the dark. I suggest they will park on the pavements or outside elderly residents homes and as it is a public road there will be nothing we can do to stop it if planning permission is granted
- The creation of the parking space by removal of all the front garden area has left the bungalow with only a small area of green space at the rear not the "large Garden" referred to in the application and insufficient for children to play in

- Vehicular access is “challenging” in front of 36 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 [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.
- It would appear, that Ribble Valley have a precedence set for refusing similar applications in residential areas, specifically
 - 3/2025/0713 15 Caton Close Longridge **REFUSED**
 - 3/2025/0155 26 Whalley Rd Langho **REFUSED**
 - 3/2025/0929 17 Redwood Dr Longridge **REFUSED**
 - 3/2025/0910 2A Monks Drive Longridge **REFUSED**
- I believe it would be completely unacceptable to approve this application for all of the reasons outlined

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]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 April 2026 13:26
To: Planning
Subject: Planning Application Comments - 31/3/0256 FS-Case-831266451

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 31/3/0256

Address of Development: 36 Moor Field
Whalley
BB7 9SA

Comments: We are mostly old people living on this estate, and we strongly object to this type of usage as well as the increased traffic it would create. It is an expensive property with high rates, a much more affordable property could be purchased. It is a criminal waste of tax payers money to house in this area.

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,



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,

