

# **PD Construction Consultants**

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## **PLANNING APPEAL STATEMENT**

FULL PLANNING APPLICATION FOR:

PROPOSED CHANGE OF USE FROM CLASS E / CLASS C3 TO HOUSE IN MULTIPLE  
OCCUPATION WITH 8no ROOMS SUI GENERIS CLASS

27 & 29 BAWDLANDS, CLITHEROE, LANCS., BB7 2LA

1. This appeal relates to application no. 3/2024/0552 submitted to Ribble Valley Borough Council.
2. The development site is located within the identified Principal settlement boundary of Clitheroe.
3. This appeal is against Ribble Valley Borough Council's Planning Committee refusal of the change of use planning application dated 18<sup>th</sup> October 2024.
4. The application was refused for the following two reasons:
  - (i) *The proposal would be an over-intensive development resulting in occupancy levels being harmful to the living conditions of future residents and failing to be sympathetic to the surrounding properties and land uses, which would be of significant detriment to the residential character of the immediate area. Whilst the application states single occupancy rooms, the bedroom sizes do not dictate this and nor could this be controlled by a condition. This would be in direct conflict with the aims and objectives of Policy DMG1 of the Ribble Valley Core Strategy.*
  - (ii) *The proposed development is considered to be indirect conflict with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy insofar that the development fails to provide adequate levels of parking provision to adequately accommodate the occupancy levels and parking requirements associated with the proposed use of the property.*
5. The application was refused by the Planning Committee, against the recommendations of the appointed Planning Officer's written report.
6. The factors, of location, land use and amount of development are addressed in the document submitted with the original planning application - "Design Statement – Revision A" dated 27<sup>th</sup> June 2024.
7. Following a Call-In request submitted by an elected Ribble Valley Borough Council Ward Councillor, Clitheroe Town Council objection, and a number of Third Party representations a written response to the concerns raised was issued (14<sup>th</sup> August 2024) in support of the original application documents.

8. As part of the statutory consultations relating to the planning application it should be noted that Lancashire County Council Highways raised no concerns relating to parking provision at the site.
9. Consultations with Ribble Valley Borough Council Environmental Health Department, raised no issues with the provision an internal refuse collection room.
10. In summary, Ribble Valley Borough Council Planning Committee have voted against the recommendation for approval by their own appointed Planning Officer. The debate at the planning meeting, and some of the third party objections drifted away from specific planning matters, which influenced the vote to refuse the application.

Signed:

A large black rectangular box redacting the signature of Paul Derbyshire.

Paul Derbyshire *Dip.Surv.*

Dated: 22<sup>nd</sup> October 2024