

Head of Planning Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

20 February 2024

Dear Sir/Madam

Please see below comments from Clitheroe Town Council in regards to the following planning applications:

Application Number: 3/2023/1035

Site Address: 5 Garnett Mews, Clitheroe, BB7 2SR

Comments:

1. 5 Garnett Mews is one of a row of five properties that were approved (as Private Dwellings) under revised planning application 3/2017/0920 (development completed 26/09/2022).
2. Less than 18 months after completion of the development, application 3/2023/1035 seeks to change its use from Private Dwelling to Holiday Let.
3. After receiving numerous complaints from residents of Saint Paul's Street, Cllr Ryan Corney investigated and Nicola Hopkins was informed that the property was operating as a holiday let without proper consent (06/07/2023). A response was received that this matter was under investigation but no further information was received.
4. It is believed this application is retrospective as residents have already witnessed a steady stream of people utilising No.5 as a holiday let. You can also already view and book the property via <https://www.booking.com/hotel/gb/modern-house-in-clitheroe-lancs1.en-gb.html>
5. Part of the complaints from residents highlighted that there was insufficient parking within the development to cater for the multiple users (up to 4 vehicles in some instances) of the holiday let at any one time.
6. The original planning application states there is 1 parking space provided at the front of each property with an additional overspill spot within a garage away from the property at the far end of Saint Pauls street. Further visitor parking (2 spaces for all 5 properties in the row, usable subject to the security bollards being lowered) is also available, though currently wholly occupied by an unusable vehicle on a permanent basis. All of these overspill spots are routinely blocked by persons living within the other 4

properties on the row parking perpendicular to the garage entrances rather than utilising the garages themselves.

7. As a result, users of the holiday home are parking on Saint Paul's street, which then limits the number of spaces available for residents, who have already seen a significant reduction in parking due to the development being approved in the first instance.
8. As the users of the holiday let are short term occupants there is no familiar point of contact to escalate the parking issue with.
9. It is felt the approval of this planning application sets a dangerous precedent, and what prevents the other 4 properties in the row from also having this type of application approved or indeed any other new build property in the borough?
10. At the most recent Health & Housing Committee councillors were also informed of the Lancashire County Council Forced Migration Strategy (Agenda Item 12) which seeks (as a minimum) to utilise 3 properties within the Ribble Valley to allow resettled persons to move into the Borough.
11. Agenda item 21 within the same Committee meeting may also impact the amount of properties available within the private rental sector depending on outcome.
12. Given the already serious issue of a lack of housing for sale or to rent within the borough, it is believed the original planning application in 2017 was approved to benefit an increasing requirement for residential property. Approving application 3/2023/1035 is at odds with that original decision and when considering the implications of Points 10 and 11 combined with this application, available housing is further eroded for people within the Ribble Valley.

Application Number: 3/2023/1022

Site Address: Standen Estate Office, Littlemoor, Clitheroe BB7 1HG

Comments: No objections

Application Number: 3/2024/0071

Site Address: 34 York Street Clitheroe BB7 2DL

Clitheroe Town Council has no objections to this application but would like to stress that the works carried out should be sympathetic to the preservation of the conservation area and in accordance with the townscape.

Application Number: 3/2023/1011

Site Address: Flat above 41-43 Wellgate Clitheroe BB7 1LU

Comments: Clitheroe Town Council wishes to object to this application on the grounds of over-intensification of development, lack of car parking and lack of provision of waste storage.

Application Number: 3/2024/0109

Site Address: 26 Ribble Prospect Clitheroe BB7 2FE

Comments: No objections

Yours faithfully

CATHY HOLMES (MRS)
TOWN CLERK

