

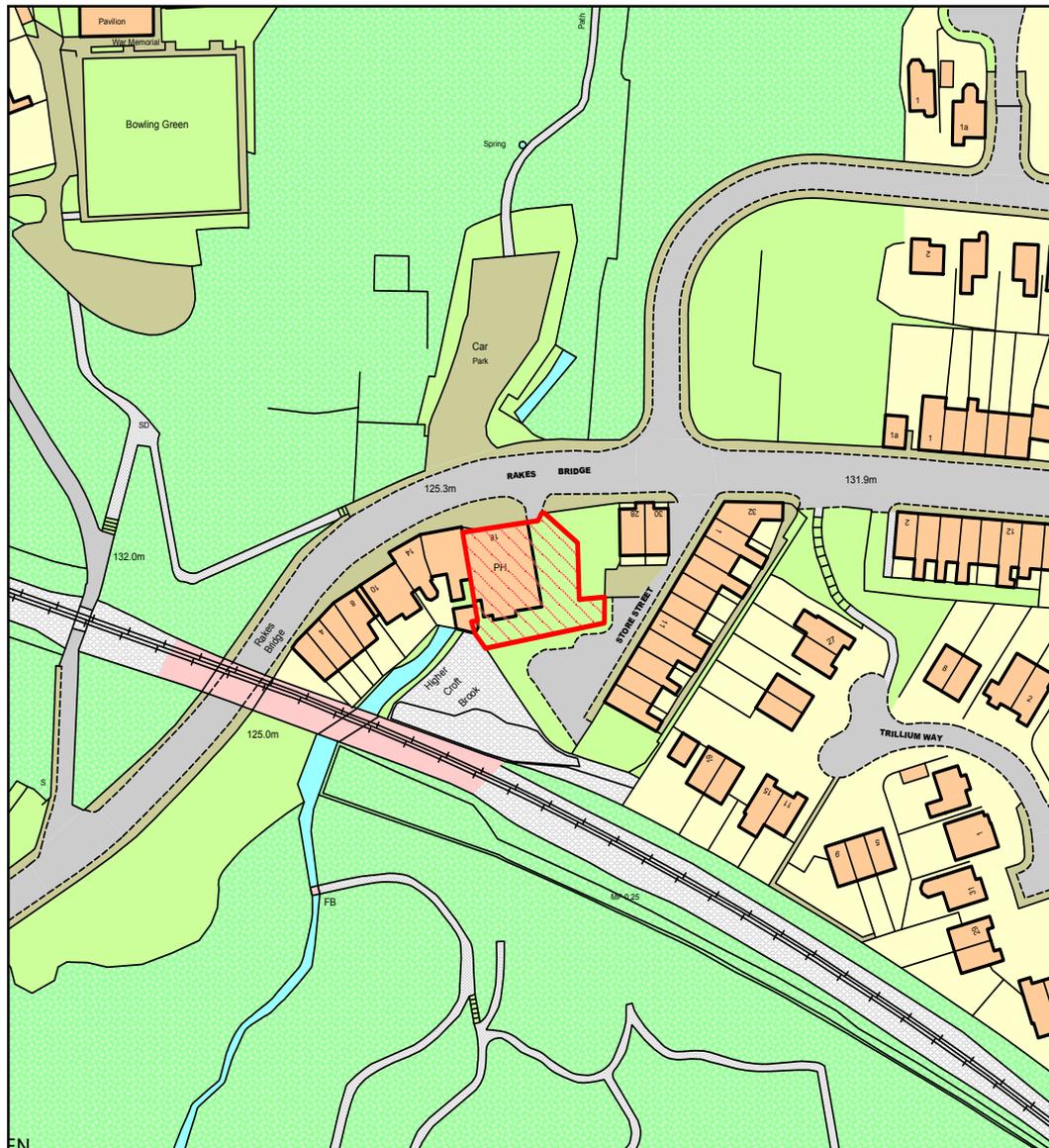
Proposed development: Full Planning Application for Change of use from public house to 7 apartments including parking and landscaping of the site and installation of roof lights to front and rear elevation.

**Site address:
Hindle Arms
18 Rakes Bridge
Blackburn
BB3 0QH**

Applicant: M Jackson

Ward: Blackburn South & Lower Darwen

**Councillor: Denise Gee
Councillor: Jacqueline Slater
Councillor: John Slater**



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE – Subject to conditions; as set out in paragraph 4.1.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 This application is presented to the Committee through the adopted Chair Referral Process of the Scheme of Delegation. The proposed development is consistent with the Borough's strategic aims and objectives, in that it corresponds with the Council's overarching growth strategy, through delivery of housing which will assist in widening the choice on offer in the Borough, in a sustainable location. This is in accordance with the Local Development Plan. The proposal is also satisfactory from a technical point of view, with all issues having been addressed through the application, or capable of being controlled or mitigated through planning conditions.

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site is the vacant Hindle Arms Public House, located and accessed to the south of Rakes Bridge, Darwen. The building is 3 storey's high and is served by an outdoor area to the side and rear. The area is generally defined by its residential character, with the site flanked by dwellings to the east and west. The site is unallocated in the Local Plan Part 2. An area of Green Infrastructure occupies land forward of the site, to the north.

3.1.2 The site is well served by the local road network and convenient pedestrian links exist to a range of nearby amenities in the centre of Lower Darwen. Blackburn and Darwen town centres are also within easy reach, offering public transport hubs to locations further afield such as Bolton, Preston and Manchester.

3.2 Proposed Development

3.2.1 Planning permission is sought for conversion of the Public House into 7no. self-contained apartments with provision of 7no. off-street parking spaces, installation of roof lights and general landscaping; as set out in the submitted drawings. The existing point of vehicular access into the site will be utilised.

3.2.2 Members are advised that the application follows a proposal for a House in Multiple Occupation (HMO) which was withdrawn on account of its failure to comply with the requirements of the Development Plan. The current scheme proposes self-contained accommodation and that is demonstrably not a HMO.

3.3 Development Plan

3.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.

3.3.2 Core Strategy

- CS1 - A Targeted Growth Strategy
- CS5 - Locations for New Housing
- CS6 - Housing Targets
- CS7 - Types of Housing
- CS16 - Form and Design of New Development

3.3.3 Local Plan Part 2

- Policy 1 - The Urban Boundary
- Policy 7 - Sustainable and Viable Development
- Policy 8 - Development and People
- Policy 9 - Development and the Environment
- Policy 10 - Accessibility and Transport
- Policy 11 - Design
- Policy 18 - Housing Mix
- Policy 19 - Apartment Development and Houses in Multiple Occupation
- Policy 35 - Protection of Local Facilities

3.4 Other Material Planning Considerations

3.4.1 Houses in Multiple Occupation and Residential Conversions and Sub Divisions SPD.

3.4.3 National Planning Policy Framework (The Framework)

The Framework sets out the government's aims and objectives against which planning policy and decision making should be considered. The following sections of the Framework are considered relevant to assessment of the proposal:

- Section 5 – Delivering a sufficient supply of homes
- Section 11 – Making effective use of land; in particular paragraph 188 d) which advocates that decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing.
- Section 12 – Achieving well-designed places

3.4.4 Technical housing standards – nationally described space standards

3.5 Assessment

3.5.1 The key issues in relation to this application are:

- Principle
- Amenity
- Drainage
- Highways
- Design

3.5.2 Principle

Policy CS5 supports new housing in accessible locations within the urban area of Blackburn and Darwen, where it cannot be delivered within the inner urban areas. Policy CS7 supports a range of new housing, including meeting the needs of those on lower income. The proposal in this regard is considered to be consistent with these policies.

3.5.3 Consideration as to the loss of the community public house should be afforded proportionate weight in the assessment. To this end, Policy 35 is of relevance. It sets out the principles of guarding against loss of facilities that are identified as being an asset of value to the community or otherwise considered to be importance to the sustainability of the community which it serves. Whilst the premises are accepted as not having formal protection by way of *Asset of Community Value* status, they may be considered to be of sufficient importance to the sustainability of the local community that they serve.

3.5.4 NPPF reinforces the need for LPA's to; *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs* (para. 92).

3.5.5 The applicant submits that the Public House (Hindle Arms) was closed circa 2012. This is corroborated by the Council's Revenues and Benefits records. It is further submitted that in 2015, the premises were raided by the Police and found to be host to a significant cannabis factory. Although the Council has no information to corroborate this statement, it has no evidence to the contrary. Accordingly, this statement is uncontested. In this context and the otherwise evident health of the local community, in terms of commercial occupancy levels and quality housing provision, the premises are not considered to be of sufficient importance to the sustainability of the local community.

3.5.6 Moreover, it is evident from Google Street View that the freehold to the premises was marketed in 2015. Although the submitted supporting statement does not set out the marketing time period or the market price, it is considered that sufficient evidence exists to demonstrate that the site has been appropriately marketed.

3.5.7 The Local Development Plan reaffirms NPPF's principles of sustainability which includes support for sustainable economic development and encouragement of effective re-use of land; subject to the principles of high quality design and securing a good standard of amenity for all existing and future occupants of land and buildings. In this regard, the benefits of bringing the long redundant site back into use, is afforded significant weight.

3.5.8 The Core Strategy sets out the principle of housing locations, targets and types. Local Plan Part 2, Policy 19 guides the principle of conversion to apartments. The policy sets out that:

3.5.9 The Council will only exceptionally support the development of bedsits, bed and breakfast and hostel accommodation, either through new build or through the conversion of existing buildings. These forms of development will only be acceptable where all the following criteria are met:

i) the proposal does not, in isolation or in conjunction with other planned, committed or completed development, erode the amenity of neighbouring properties, the physical, social, environmental or economic character of the surrounding area, or the supply of family housing;

ii) in the case of conversions, the property is suitable for conversion without the need for any substantial extensions which would have an unacceptable effect on residential amenity and the character of the area;

iii) the site can accommodate the necessary parking and manoeuvring areas in a way which preserves residential amenity and the qualities of the street scene; and

iv) adequate refuse / recyclable waste collection facilities are provided.

3.5.10 Addressing each of the above in turn:

Despite local objection to the contrary, the proposal is for self-contained apartments and not for HMO provision. This is clearly represented on the submitted drawings which demonstrate self-contained accommodation, absent of communal living areas. The submitted supporting statement illustrates the floor areas of the rooms:

Ground Floor:

Flat 1 – 37sqm (wc/shower, seating area, bedroom, kitchen);

Flat 2 – 37.68sqm (wc/shower, seating area, bedroom, kitchen);

Flat 3 – 45.17sqm (wc/shower, seating area, bedroom, kitchen);

Flat 4 – 47.37sqm (wc/shower, seating area, bedroom, kitchen);

First Floor:

Flat 5 – 43.84sqm (wc/shower, seating area, bedroom, kitchen);

Flat 6 – 45.58sqm (wc/shower, seating area, bedroom, kitchen);

Second Floor:

Flat 7 – 60sqm (wc/shower, seating area, bedroom, kitchen)

- 3.5.11 The proposal is not considered to erode amenity levels for neighbouring properties, on account that the dilapidated state of the premises will be remedied, thereby enhancing the physical and environmental character of the area, and by maintaining an acceptable relationship with neighbouring properties. Moreover, the proposal will have economic and social benefits by way of generating additional revenue from a range of new homes for present and future generations; as advocated by NPPF's sustainable development principles.
- 3.5.12 The building is accepted as suitable for conversion, on account of its robust structure and sufficient internal space to accommodate the 7no. apartments proposed; thereby preserving neighbouring amenity levels and the character / appearance of the area.
- 3.5.13 The Council's parking standards require 1no. car space per C3 dwelling. The requisite 7no. spaces are provided on the site layout, in a manner that appropriately preserves amenity levels and the quality of the street scene.
- 3.5.14 The proposed layout demonstrates that adequate refuse / recyclable waste facilities can be provided within the site.
- 3.5.16 Policy 18 sets out that apartment development for the general market will only be acceptable where it is the most appropriate form of housing, given the local context or the characteristics of the site. The conversion is considered to be an appropriate form of housing given the characteristics of the site and the need to secure an effective and viable alternative use.
- 3.5.17 Accordingly, having due regard to the above circumstances, the proposal is considered acceptable in principle; in accordance with the NPPF's presumption in favour of sustainable development, which should proceed without delay, unless impacts which significantly and demonstrably outweigh the benefits of a proposal are identified; subject to assessment of the following matters:
- 3.5.18 Amenity
Policy 8 requires a satisfactory level of amenity and safety is secured for surrounding uses and for occupants or users of the development itself; with reference to privacy / overlooking, and the relationship between buildings.
- 3.5.19 Appropriate separation is achieved between habitable windows within the side elevation of the property and habitable windows to dwellings along Store Street, which are set at an oblique angle; thereby achieving acceptable levels of mutual privacy. The position of habitable windows in every other regard is also acceptable.

3.5.20 Internal space standards are considered acceptable, in affording an adequate standard of living, whilst having regard to all other material considerations in support of the application; notwithstanding very minor shortfalls when assessed against the national space standards. Adequate outdoor amenity space is also provided.

3.5.21 The proposal is supported by the Council's Housing Standards consultee; following receipt of a minor modification incorporating a lobby area to serve the access into the second floor apartment, in order to minimise fire risk.

3.5.22 Accordingly, compliance with Policy 8 and supporting SPD policies is achieved.

3.5.23 Environment

Policy 9 requires incorporation of appropriate drainage measures, in order to demonstrate that it will not be at an unacceptable risk of flooding.

3.5.24 Although the site lies outside of a defined flood zone, it does lie adjacent to identified Flood Zones 2 and 3. The threat of flooding is not, however, considered to be a significant risk; ensuring ground floor occupants of the property are appropriately safeguarded. The Council's Drainage consultee offers no objection to the proposal.

3.5.25 Accordingly compliance with Policy 9 is achieved.

3.5.26 Highways

Policy 10 requires that road safety and the safe and efficient and convenient movement of all highway users is not prejudiced and that appropriate provision is made for off street servicing and parking in accordance with the Council's adopted standards.

3.5.27 7no. off street parking spaces are provided. Although internal manoeuvring space is recognised as limited, it is considered acceptable; in recognition of the availability of alternative parking directly across the road at the unrestricted public car park and having due regard the de-intensification of the site use from a public house to the proposed apartments.

3.5.28 Accordingly, compliance with Policy 10 is achieved.

3.5.29 Design / Character and Appearance

Policy 11 requires a good standard of design and will be expected to enhance and reinforce the established character of the locality and demonstrate an understanding of the wider context towards making a positive contribution to the local area.

3.5.30 Appropriately modest external alterations to provide additional bedroom window openings are acceptable. Moreover, the benefit of bringing the building back into use is recognised as important due to its positive effect upon the character and appearance of the area.

3.5.31 Accordingly, compliance with Policy 11 and SPD policies is achieved.

3.5.32 Other Matters

The above assessment appropriately addresses the material considerations associated with the proposal. Other issues raised in objections received are not considered material to this assessment. The issue of alleged encroachment / right of access for bin storage is considered to be a private matter, in the absence of evidence demonstrating encroachment onto land outside of the applicant's ownership. The issue of occupancy demographic is also beyond the scope of the planning process.

3.5.33 Summary

This report assesses the full planning application for the residential conversion of the former Hindle Arms Public House, Raikes Bridge, Darwen. In considering the proposal, a wide range of material considerations have been taken into account to inform a balanced recommendation that is considered to demonstrate compliance with the aims and objectives of the Local Development Plan and The Framework.

4.0 **RECOMMENDATION**

4.1 **Approve subject to:**

Conditions which relate to the following matters:

- Commence within 3 years
- External walling and roofing materials to match existing
- Implementation of the parking layout, prior to first occupation of the approved apartments
- Limited hours of construction / renovation works
- Development in accordance with submitted details / drawing nos.

5.0 **PLANNING HISTORY**

5.1 10/18/1171 – withdrawn application for HMO

6.0 **CONSULTATIONS**

6.1 Public Protection

No objection subject to conditions:

- No construction / Renovation works outside the following hours:
 - Monday to Friday: 08:00 to 18:00
 - Saturday: 09:00 to 13:00
- No works on Sundays or Bank / Public Holidays.
- Submission of scheme electric vehicle charging points. Given small scale the nature of the development and the expense of providing an electric vehicle charging scheme, this condition was considered unreasonable.

6.2 Housing Standards

No objection whilst citing the need to comply with Building Regulations; reference to room sizes and recommendation of a second floor lobby area to avert fire risk – secured by an amended drawing.

6.3 Drainage Section

No objection.

6.4 Public consultation has taken place, with 16 letters posted to neighbouring addresses and display of a site notice on 11th April 2019. In response, 4 objections were received which are shown within the summary below.

7.0 **CONTACT OFFICER: Nick Blackledge – Planner, Development Management.**

8.0 **DATE PREPARED: 5th June 2019.**

9.0 SUMMARY OF REPRESENTATIONS

Objection John & Ursula Miller, 16 Rakes Bridge, Lower Darwen, Rec – 10/04/2019.

Ref: 10/19/0289

Dear Mr Blackledge

We are emailing to object to the proposed plan to change use of the Hindle Arms Public House to a C3 dwelling house. Further to the previous objection submitted ref 10/18/1171 (see email below), our reasons given still apply. We believe there is little difference in C3 and C4 categories and C3 status can be changed to C4 status, without permission, due to the fact that the area does not have a high concentration of this property type. (To our knowledge there is an HMO property on Fore Street, Lower Darwen, which is for sale). On reading the supporting document it appears that the applicant has not researched local amenities as stated and at the time the application was submitted there were no Public Houses open for business and there has not been a bus service operating throughout the Village since June last year.

In addition to this we would sincerely hope if the decision is made to pass this plan, the Council take in to careful consideration that they will effectively be giving the applicant permission to “take” and encroach on to our property. Furthermore provisions have not been made for our right of access, which is needed in order for our refuse bins to be emptied. We have attached our title plan (LA457034), the title plan (LA766378) for 18 Rakes Bridge, purchased from HM land registry and also the Existing Site Plan and Proposed Site Plan from the Councils website for your information and comparison.

We feel the proposed plan is impacting negatively on our lives, as we put our house on the market last year in order to move to a more suitable property to look after a parent suffering with dementia, but prospective buyers were put off, due to the uncertainty of what was going to happen to the site next door. After discussing with the Agents, who said people were discouraged because of the proposed HMO, we made the decision to withdraw it from sale. Unfortunately people do not want to live next door to, or in close proximity to this type of property. We also hope the Council will take in to account while considering the plan that we would potentially have at least 7 new neighbours. We also refer to Blackburn with Darwen Councils **Supplementary Planning Document: Houses in Multiple Occupation and Residential Conversions and Sub-Divisions** – see highlighted paragraphs

2.5. The Borough also experiences substantial pressure to create houses in multiple occupation or HMOs. Although there may be exceptions, the general view, based on observation and stakeholder evidence, is that the majority of Blackburn and Darwen's HMOs, along with the creation of very small dwelling units through the sub-division of terraced houses, are having a seriously detrimental impact on the growth, regeneration, image, attitudes to investment (both inward and local) and sustainability of communities and neighbourhoods where they are concentrated.

2.6. The range and impact of issues is complex and inter-related; problems are a result of both the characteristics and lifestyle of the typical HMO or converted flat occupant in Blackburn and Darwen and the impact of the use on property which tends to be poorly maintained and present a poor appearance. Altogether the cumulative effect of these issues/problems has had a destructive impact on the physical environment, social inclusion and economic functioning of both the residential areas where they are located and the town centre. This situation is likely to be exacerbated by further such development in those neighbourhoods and surrounding areas where there high concentrations of this type of dwelling are already established. Many such areas are deprived with community and neighbourhood sustainability already fragile.

2.7. It is feasible that a number of HMOs or small converted flats in Blackburn with Darwen are being occupied by young, working households. At a time when owner occupation is unaffordable to many

current non-owners, this type of accommodation can represent a rational response to market conditions. However there is an informed view that the typical Blackburn with Darwen resident in an HMO/hostel or sub-divided house, particularly within the inner urban area where the greatest concentrations are located, tends to be a vulnerable person with a chaotic lifestyle who is low paid or unemployed and on benefit. The result of this is an imbalanced community and a breakdown of social cohesion. The transient nature and high turnover of population, many of whom have no connection to Blackburn with Darwen, in such accommodation, undermines community cohesion, neighbourhood sustainability and "civic pride".

2.8. There is also evidence of a number of environmental issues including fly tipping and accumulated rubbish; of increased crime and perceptions of crime; and of anti-social behaviour.

2.9. The nature of the Borough's housing areas means that all these issues, relating both to HMOs and to the sub-division of housing into self-contained flats, are often concentrated into particular areas. Where this is the case there is significant potential for the character of areas to be fundamentally changed, and for an area's housing choice to be skewed away from family accommodation. This impacts negatively on the image of a neighbourhood and hence on demand, both from potential residents who are in a position to choose where they live, and from developers.

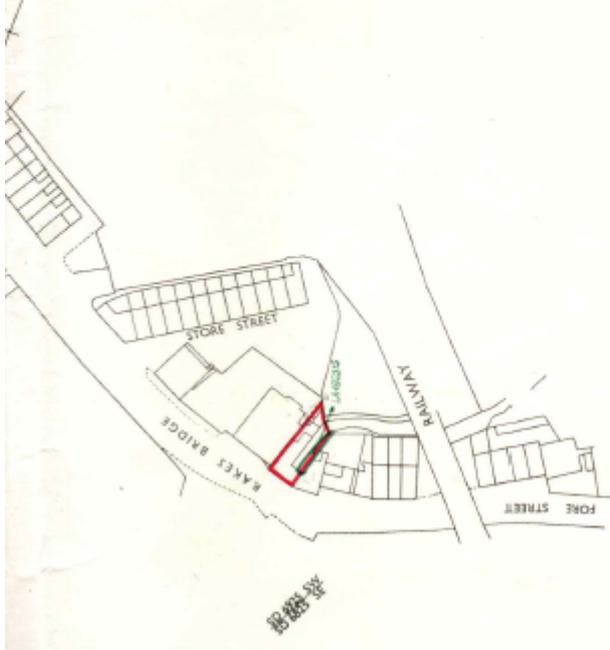
POLICY H9 – CONVERSION OF BUILDINGS INTO FLATS AND HOUSES IN MULTIPLE OCCUPATION

The Council will allow proposals for the conversion of buildings into flats, bedsits, bed and breakfast and hostel accommodation, provided that:

i. the proposal does not erode the amenity of neighbouring properties and the character of the surrounding area; ii. the property is suitable for conversion without the need for any substantial extensions which would have an unacceptable effect on residential amenity and the character of the area; iii. the conversion works comply with the relevant Housing Acts and adopted local policies with particular reference to fitness, personal washing facilities, internal arrangements, space standards and fire regulations, including means of escape; iv. easily accessible garden or outdoor amenity space is provided to serve the needs of residents; v. the site can accommodate the necessary parking and manoeuvring areas in a way which preserves residential amenity and the qualities of the street scene; and vi. adequate refuse collection facilities are provided.

We do understand that there is a need for this kind of Housing, however we do not feel Lower Darwen Village is a suitable area for this type of property.

We look forward to you acknowledging receipt of this email.



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TITLE No **LA 457034**

Title number LA766378

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 9 MAR 2018 at 18:00:23. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

BLACKBURN WITH DARWEN

- 1 (26.09.1995) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 18 Rakes Bridge, Lower Darwen, Darwen (BB3 0QH).
- 2 (26.09.1995) The mines and minerals together with ancillary powers of working are excepted.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (24.09.2014) PROPRIETOR: HINDLE RESIDENTIAL LIMITED (Co. Regn. No. 9118758) of 51 Bengal Street, Manchester M4 6LN.
- 2 (24.09.2014) The price stated to have been paid on 26 August 2014 was £171,000.
- 3 (24.09.2014) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (26.09.1995) The land in this title is with other land subject to a yearly rentcharge of £9.18s.4d. created by a Conveyance dated 2 January 1840 made between (1) Thomas Hutchinson (2) Richard Hacking and (3) James Gillies.

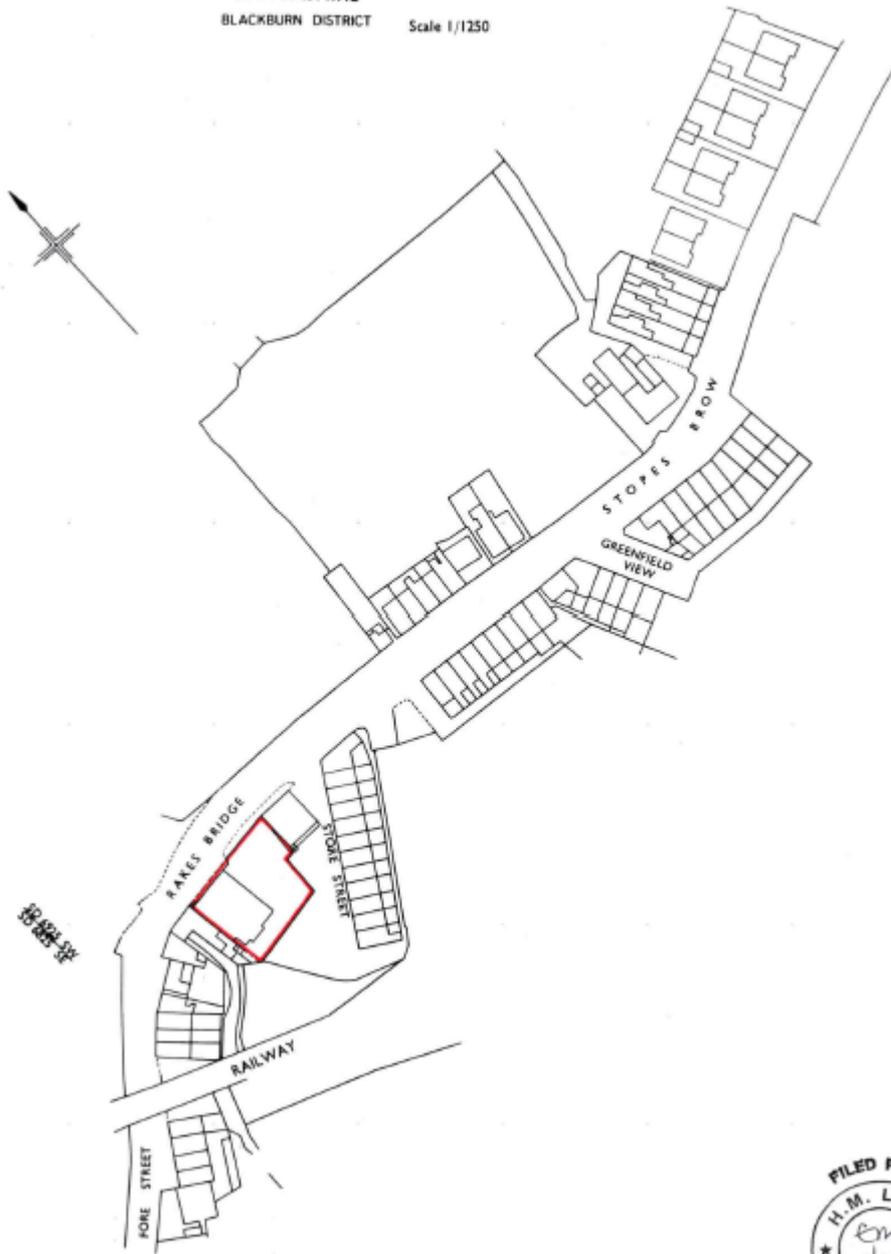
NOTE: Copy filed under LA457034.

- 2 (26.09.1995) The Conveyance dated 2 January 1840 referred to above contains covenants and exceptions and reservations.

End of register

H. M. LAND REGISTRY

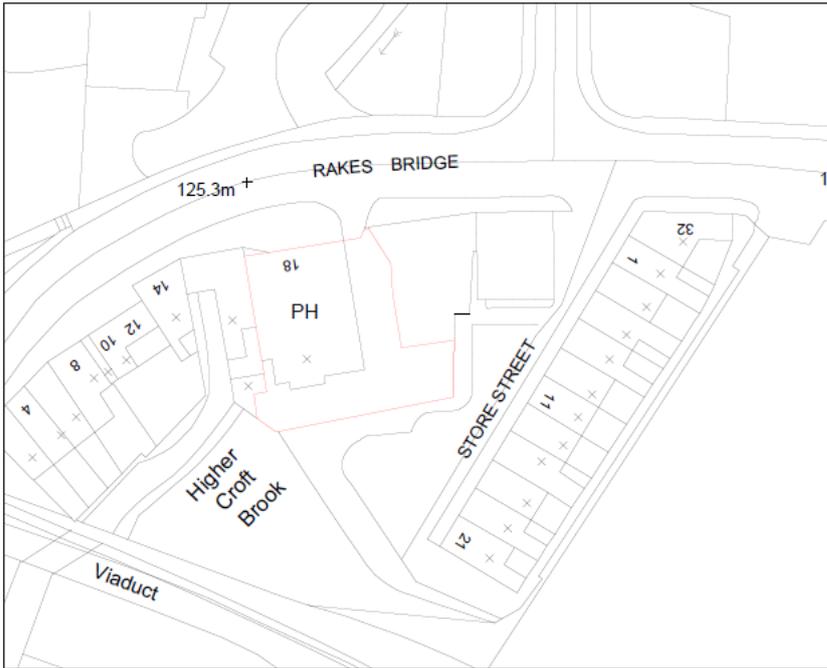
© NATIONAL GRID PLAN SD 6925 SECTION D
LANCASHIRE
BLACKBURN DISTRICT Scale 1/1250



TITLE No. **LA 766378**



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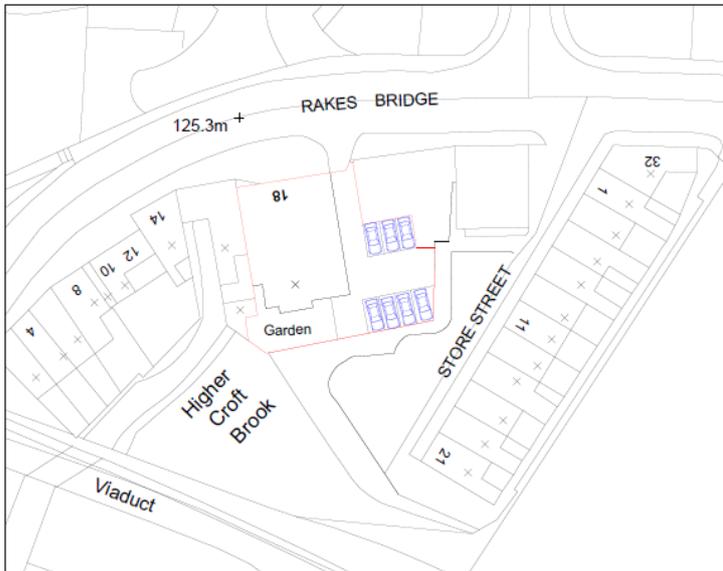
Existing Site Plan



Location Plan 1:1250



Proposed Site Planning and Building at The Hindle Arms 18 Rakes Bridge Darwen BB3 0QH	
CLIENT:	
DATE:	March 2016
SCALE:	1:100 @ A1
DWG NO:	Parking Existing Site Plan
L.A.:	
AMENDMENTS:	DATE:
ENTWISTLE DESIGN SERVICES 7 Edgefield Ashby Village Clonwyd PRY 12A	



Proposed Site Plan



Proposed Site Planning and Building at The Hindle Arms 18 Rakes Bridge Darwen BB3 0QH	
CLIENT:	
DATE:	March 2016
SCALE:	1:100 @ A1
DWG NO:	Parking Proposed Site Plan
L.A.:	
AMENDMENTS:	DATE:
ENTWISTLE DESIGN SERVICES 7 Edgefield Ashby Village Clonwyd PRY 12A	

Objection Lily Miller, Rec – 08/04/2019

To whom it may concern

I am writing to object to the new planning application for the Hindle Arms. My reasons for this are much the same as my previous objections to the last application.

1. As I understand, the current application is 'C3 dwelling' C3 dwelling houses have extensive permitted development rights for alterations, extensions, outbuildings, etc and also for change of use to a C4 house in multiple occupation. So the applicant could still turn the property into a HMO at a later date. This is unacceptable.
2. This would cause huge amounts of congestion with traffic making it unsafe for the residents.
3. The car park located across the road is already occupied by current residents. This build would make it difficult for residents to park.
4. This would most probably attract the wrong clientele making it unsafe for everybody, especially children.
5. It is feared that these particular clientele would bring crime to the area.
6. House prices will plummet and degrade the area.
7. Nobody will want to move to Lower Darwen.
8. This will be a huge eye sore in what is currently a beautiful area.
9. Local business' will suffer greatly as a result of this.
10. My father, residing at number 16 has a right of way to the rear of the pub as stated in his title deeds. The applicant is planning on unlawfully blocking that access making it extremely difficult for my father to take out his waste bins. This would also be a safety hazard as it would be there only escape if there was a fire.

I would like you to consider these points before making a decision on this planning application. If granted this will completely destroy the village.

I would appreciate if you could send safe receipt of this email and I look forward to hearing your response.

Objection Michelle Knowles, Rec – 17/04/2019

As a resident in Lower Darwen (estate across the road from this proposed development). I would like to object to his proposal. As I understand from reading a C3 development:

Comprises use as a dwellinghouse (whether or not as a sole or main residence) by:

- *a single person or by people to be regarded as forming a single household,*
- *not more than six residents living together as a single household where care is provided for residents or*
- *not more than six residents living together as a single household where no care is provided (other than a use with Class C4)*

C3 dwellinghouses have extensive permitted development rights for alterations, extensions, outbuildings, etc and also for change of use to a C4 house in multiple occupation, i.e. multiple occupation with up to six residents

I understand that the request is for 7 apartments but from what I have read, you cannot have more than 6 residents living together. From what I have read once a C3 dwellinghouse has been approved it is quite simple to get this changed to a C4 HMO, which I firmly believe will take place.

As a resident in Lower Darwen (estate across the road from this proposed development). I have grave concerns about the potential increase of anti-social behaviours this property may cause. As local residents we are already suffering a significant increase in burglaries from our properties and vehicles. On a daily basis we are seeing more and more criminals in the area trying to break into properties, vehicles and also “yobbish” behaviour such as tipping over local bins and kicking off wing mirrors.

Over the last few years I have lived in Lower Darwen I have found the traffic has increased as the village turns into a small town and the road infrastructure cannot take this. We are also between 2 motorway junctions and the minor roads cannot take this. We already have issues with speeding and parking.

Currently Lower Darwen is an attractive family area, however we have no provision for play areas, due to lack of funding, which means our local children play on neighbourhood streets. The site of the proposed development is also situated between 2 local primary schools, and this causes concern if persons residing at this property are subject to police and probation licencing requirements and are a risk to children and vulnerable adults. It has also just been approved for more housing to

be built in Lower Darwen which I am assuming will attract more families with children to the local area.

I feel this proposed development would have a negative effect on community cohesion.

Lower Darwen is also now disadvantaged as there is no public transport running through the village and is therefore inaccessible for students to local colleges or those without means of transport.

I request this information is registered within the Planning Consideration Panel and politely request that the council facilitate an opportunity for a more thorough neighbourhood consultation on this proposal via a neighbourhood meeting so that wider options and discussions can be had

Objection Mrs Eaton, 14 Rakes Bridge, Lower Darwen, Rec – 24/04/2019

Dear Mr. Blackledge, Mr Kelly

I am writing to strongly object to the change of use of the Hindle Arms to seven apartments. This application is no better for Lower Darwen than the last one was. It is going to attract the wrong type of people to reside in what is now a quiet area. We as residents of Rakes Bridge do not want to be constantly seeing and hearing

police and ambulances around us. The type of people who would want to live in the property would probably need monitoring, but they will not get this. If the residents are taking drugs or alcohol I am worried about their safety on the dangerous road outside and that

of any unsuspecting car drivers.

If you were to take a look at the property now, it looks like a fly tip. I would have thought that making an application like this it would have been kept tidy. What will it look like when the job is complete? Who will be responsible then?

I would like to ask the applicant if he would want such an establishment on his nice little Street and his house losing value. Property values will no doubt go down, which will probably see the people of Lower Darwin making a quick getaway from a speedily declining area.

If this goes ahead will it set a precedent? WHAT NEXT? Uncle Jacks? Blackamoor? both closed down.
