

I would like this written statement to be considered at the planning meeting proposed for the 23rd of July 2026.

I strongly object to the proposed plans for 7/9 London Road ,due to the number of issues with the proposed plans that will cause significant issues across the following areas:-

1. Highway safety and traffic impact; inadequate parking - There are already serious issues on Parking in the Dale, with a number of accidents being narrowly avoided due to parked cars. The proposed numbers within the HMO plans have not considered how this will be safely implemented.
2. Servicing or turning space provided - there is already congestion within the roads around the B&B, the new plans do not take into account the increased servicing required to support the increased numbers.
3. Overdevelopment or over intensive development - The proposed plans are not in line within the existing housing, creating a huge monolith building totally out of line with the existing architecture.
4. Overlooking or loss of privacy or other residential amenity - The proposed plans for the vast HMO, would create a significant loss of privacy to the local residents.
5. Visually intrusive or overbearing - The proposed plans are not in line within the existing housing, creating a huge monolith building totally out of line with the existing architecture.
6. Poor external design; appearance or layout - The proposed plans are not in line within the existing housing, creating a huge monolith building totally out of line with the existing architecture.
7. Loss of trees and/or landscaping seen from public spaces - The proposed plans would create an eyesore and obscure views of the Purbook woods/fields.
8. Noise and disturbance from the proposed development. The large number of HMO Residents will cause significant noise and disturbance, which has not been adequately catered for within the proposed plans (i.e. soundproofing etc).

There has been over 200 plus objections received on the council planning website, for which I have not seen any responses. I would ask for a detailed response to be made public(via Email/formal written response) on each of the 8 issues above, as well as all the other objections.

There was a residents meeting held at Christ Church hall, with a number of the cllrs present. The minutes of this meeting were published, an update on the agreed actions should be made public prior to any further decisions, can the cllrs please provide an update?. Could the cllr please publish a lessons learnt from the experience on 7/9 London road to ensure this is not repeated in the future.

I understand that the council now owns the property having purchased it for approx £1.5 Million some time ago. I understand that the council is looking to recoup the public funds that were used to complete the initial purchase, and I would strongly ask that consideration is given to change the proposed plans to one of the following:-

1. Convert the property into an NHS dentist?
2. Convert the property into a Nursing care home
3. Convert the proposert into two/three residential houses

All of which would be a considerably smaller development than that currently proposed, whilst offering the council the ability to sell the end result to recoup the monies invested so far.

I would also like the council to confirm that they will hold meetings with local residents, to define an agreed set of practices /Rules that should be applied during the planning application process for future considerations, covering areas such as :-

1. Council purchasing of properties for proposed HMOs.
2. Number of HMOs within a specified area
3. Max occupancy for HMOs
4. Agree a set of Article 4 Directions.

Many thanks

[REDACTED]