



Longridge Town Council

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Steven J Barsby
Town Clerk

26 March 2012

Ms Jane Tucker
Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Dear Ms Tucker,

Following meetings of Longridge Town Council on the 22nd February 2012 I am directed to inform you of the Council's comments. I apologise for the delay in informing you of the Town Council's views, but subsequent to Council meetings during February strong representations were made by local residents about the Council's position on two of the applications, and this required reconsideration of those applications during March. This, combined with my recent leave, is the reason for the delay. The views of the Town Council are as follows:

Application No.	Location
3/2012/0061	Prospect Cottage, Lower Lane, Longridge, PR3 3SL
Planning Officer	Graeme Thorpe
Proposal	
Erection of a new dwelling and detached garage, and a reduction of existing double garage to a single garage to form access.	
Town Council Comments	
It was resolved that the Council objects to this application for the following reasons. • The neighbouring property will be significantly overlooked. • The development extends beyond the established building line as determined by the properties at Prospect Court.	

Application No.	Location
3/2012/0068	Ingleby, Lower Lane, Longridge, PR3 3SQ
Planning Officer	Rachel Horton
Proposal	
Loft conversion and installation of two Velux roof-light balconies and one Velux GGL2 roof-light to south elevation.	
Town Council Comments	
It was resolved that the Council has no objection to this application, but highlights the need to ensure that the roof-light balconies do not raise any issues with regard to overlooking the neighbouring property. It is expected that the normal process of consultation take place with neighbours.	

Application No.	Location
3/2012/0053 (re-submission of 3/2011/0655P)	41 Dilworth Lane, Longridge, PR3 2ST
Planning Officer	Graeme Thorpe
Proposal	
Construction of 3no two-storey terraced dwellings. Garden space allocated to each property and 6no surface parking bays.	
Town Council Comments	
It was resolved that the Council objects to this application. Although the minor amendments to the plans are acknowledged these do not affect the Town Council's opinion on the application which remains as it was when first considered in September 2011. The Council is concerned about the scale of the proposed development of the site particularly when considered with the proposals in applications 3/2011/0654 and 3/2011/0656. The development will increase traffic on an already busy road characterised by significant highway safety concerns. There will be a loss of amenity to the local area if trees are felled to allow vehicle access to the site.	

Application No.	Location
3/2011/1078	18 Kestor Lane, Longridge, PR3 3JX
Planning Officer	Rachel Horton
Proposal	
Two-storey rear extension.	
Town Council Comments	
It was resolved that the Council objects to this application for the following reasons. • The scale and position of the extension will result in a loss of light to the neighbouring property. • There is concern about the potential for significant over-looking of the neighbour's property. • The existing boundaries of the property may already be infringing the adjacent public footpath and this requires further investigation.	

Application No.	Location
3/2011/1071	Land At Chapel Hill, Longridge
Planning Officer	Sarah Westwood
Proposal	
Full planning permission for access, landscaping and the erection of 52 new build residential properties, the conversion of the former barn to one dwelling unit and refurbishment of existing residential unit (53 Chapel Hill).	
Town Council Comments	
It was resolved that the Council objects to this application for the following reasons. - The Town Council acknowledge and support the material planning consideration identified by local residents in their submissions to Ribble Valley Borough Council in opposing this application and specifically draws attention to the scale of the unacceptable infringement into the conservation area. The Town Council also highlights the following issues in the event that Ribble Valley Borough Council is minded to approve this application. - Although the application relates to a significantly reduced number of dwellings from that originally proposed there is little confidence that this position will be sustained. If the application is approved there are justifiable fears of a subsequent amendment, or a later application after initial development, either by the applicant or other developer, to increase the number of houses on the site, and in particular to develop that part of the site currently planned as a landscaped area with pond. The Town Council encourages the planning authority to guarantee by whatever measures are at its disposal that the number of dwellings on this site is not exceeded at some future point. - The Town Council strongly supports the proposals made by objectors that the landscaped area with pond needs to be protected as open space in perpetuity by an appropriate covenant and financial provision for maintenance. - The Town Council requests the planning authority to make the applicant aware that a unique, and possibly financially advantageous, opportunity is presented here for the landscaped area to be used to address an acute need within Longridge for the provision of allotment gardens, and in the longer term, to provide an additional burial ground for St Lawrence's Church when the current burial ground reaches capacity within the next 30 – 40 years. - If the application is to be recommended for approval, the planning authority must be satisfied that access to the site is located effectively and of the optimum design, and that highway improvements maximise the potential for a higher level of safety for all users.	

Continues:-

Application No.	Location
3/2011/1079	3 Redwood Drive, Longridge, PR3 3HA
Planning Officer	Rachel Horton
Proposal	
Two-storey side extension and dormers to front elevation. Dormers to rear elevation and single-storey rear extension following demolition of existing conservatory.	
Town Council Comments	
It was resolved that the Council objects to this application for the following reasons. • The scale of the development will result in over-intensive use of the site, and create a building of disproportionate mass to those in the immediate neighbourhood. • There is potential for significant over-looking of neighbouring properties. • The resulting size and character of the house is out of keeping with the style and character of the neighbouring properties.	

Application No.	Location
~~3/2011/1079~~ 3/2012/0083	Foxfield, Alston Lane, Longridge, PR3 3BN
Planning Officer	Rachel Horton
Proposal	
Single-storey garden room extension.	
Town Council Comments	
It was resolved that the Council has no objection to this application subject to the normal processes of consultation with neighbours, and the use of materials sympathetic to other buildings in the area.	

Yours sincerely



Steven J Barsby
Town Clerk