



Longridge Town Council

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Steven J Barsby
Town Clerk

1 May 2012

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

01 MAY 2012

Dear Ms Tucker,

Following recent meetings of Longridge Town Council I am directed to inform you of the Council's comments as follows:

Application No.	Location
3/2012/0142	66 Derby Road, Longridge, PR3 3FE
Planning Officer	Graeme Thorpe
Proposal	
Change of use from a shop (Class A1) to financial and professional services office (Class A2). Demolish and rebuild single storey storage room to rear of the premises to same dimensions as original including window in same position.	
Town Council Comments	
It was resolved that the Council has no objection to this application.	

Application No.	Location
3/2012/0243	31 Little Lane, Longridge, PR3 3WS
Planning Officer	Graeme Thorpe
Proposal	
Canopy over existing flat roofed front bay window extending over existing front door to an existing semi-detached dwelling.	
Town Council Comments	
Councillors note that there appears to be a precedent for the front bay window canopy as the neighbouring property has such a feature. It was resolved that the Council has no objection to this application.	

Application No.	Location
3/2012/0325 (Re-submission of 3/2011/0779P)	Old Chapel Barn, Preston Road, Longridge, PR3 3BL
Planning Officer	Graeme Thorpe
Proposal	
Retrospective application for the insertion of a window to the front gable elevation.	
Town Council Comments	
Attention is drawn to the possibility of over-looking issues with neighbouring properties. It was resolved that the Council has no objection to this application.	

Application No.	Location
3/2012/0245 Resubmission of application 3/2011/0864P	1 Whittingham Road, Longridge, PR3 2AA
Planning Officer	Graeme Thorpe
Proposal	
Existing rear storage demolition, proposed single story to rear and two-storey to side, existing side gate repositioned and internal alterations to the property.	
Town Council Comments	
Councillors stress the importance of thorough consultation with neighbours. It was resolved that the Council has no objection to this application.	

Application No.	Location
3/2012/0052 (Re-submission of 3/2011/0654P)	41 Dilworth Lane, Longridge, PR3 3ST
Planning Officer	Graeme Thorpe
Proposal	
Construction of a new detached triple garage with office space above. Amended plans.	
Town Council Comments	
Councillors noted that the reference to "amended plans" appears to only relate to tree felling proposals for the whole site. In response to earlier consideration of application 3/2012/0053 (3 two-storey terraced dwellings), Councillors expressed the view that there would be a loss of amenity if trees are felled. Councillors noted that the proposed tree felling plan is pertinent to the application to construct the detached triple garage and therefore express the same concern about the loss of amenity if trees are felled. Councillors believe that as a result of an initiative during the 1980's tree preservation orders were put in place to ensure the protection of these trees which now contribute to an avenue of trees on entry to the town from the east and as such are a very significant and highly valued landscape feature. Councillors stress the importance of consultation with Mr David Hewitt, Countryside Officer, who was involved in securing preservation orders on these trees. Councillors do not express concern about the necessary removal of hedges if the application is approved. The Council has previously expressed no objection to the construction of the garage providing that it is built with materials sympathetic to the character of existing properties in the area, and that it is only used as a private garage and office space; that position is unchanged. It was resolved however that the Council objects to the amendment now proposed i.e. the tree felling plan.	

Application No.	Location
3/2012/0053 (Re-submission of 3/2011/0655P)	41 Dilworth Lane, Longridge, PR3 3ST
Planning Officer	Graeme Thorpe
Proposal	
Construction of three new two-storey terrace dwellings. Garden space allocated to each property. Six surface parking bays. Amended plans.	
Town Council Comments	
Councillors noted that the reference to "amended plans" appears to only relate to tree felling proposals for the whole site. In response to earlier consideration of this application Councillors expressed the view that there would be a loss of amenity if trees are felled. Councillors believe that as a result of an initiative in during the 1980's tree preservation orders were put in place to ensure the protection of these trees which now form a significant and highly valued landscape feature on entry to the town from the east. Councillors stress the importance of consultation with Mr David Hewitt, Countryside Officer, who was involved in securing preservation orders on these trees. Councillors do not express concern about the necessary removal of hedges if the application is approved. In September 2011, the Council expressed objection to this application on the grounds of concern for the scale of the development; increasing traffic on a road with significant highway concerns, and loss of amenity if trees are felled. It was resolved that the Council continues to object to this application on the grounds as previously set out, and in addition objects to the amendment now proposed i.e. the tree felling plan.	

Yours sincerely



Steven J Barsby
Town Clerk