



Longridge Town Council

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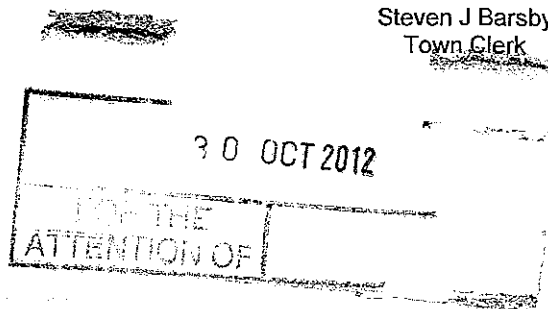
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Steven J Barsby
Town Clerk

29 October 2012

Ms Jane Tucker
Planning Department
Ribblesdale Borough Council
Council Offices, Church Walk
Clitheroe, Lancashire
BB7 2RA



Dear Ms Tucker,

Re: Consultation on planning applications – response from Longridge Town Council.

Application No.	Location
3/2012/0825	50 Derby Road, Longridge, PR3 3JT
Planning Officer	Graeme Thorpe
Proposal	
Retrospective application for change of use of garden to car parking area.	
Town Council Comments	
The Council has no objection to this application.	

Application No.	Location
3/2012/0830	3 Spinney Croft, Longridge, PR3 3HQ
Planning Officer	Mark Baldry
Proposal	
Side extension to an existing garage.	
Town Council Comments	
Subject to full consultation with neighbours, and the use of materials sympathetic to the original building, the Council has no objection to this application.	

Application No.	Location
3/2012/0754	Vacant land adjacent to Enterprise Works, Warwick Street, Longridge
Planning Officer	Graeme Thorpe
Proposal	
Retrospective application for partial demolition of existing structures and erection of covered canopy and terrace, and the insertion of doors and windows to the rear (west) elevation.	
Town Council Comments	
Subject to there being no over-looking issues for adjacent properties, and there being full consultation with neighbours, the Council has no objection to this application.	

Application No.	Location
3/2012/0794	6 Holly Grove, Longridge, PR3 3HR
Planning Officer	Mark Baldry
Proposal	
Two-storey side extension and demolition of existing garage in rear garden to provide garage with bedroom over.	
Town Council Comments	
Subject to there being full consultation with neighbours, and the use of materials sympathetic to the original building, the Council has no objection to this application.	

Application No.	Location
3/2012/0801	Stonebridge Off-Licence, 1 Whittingham Road, Longridge, PR3 2AA
Planning Officer	Graeme Thorpe
Proposal	
Existing east elevation fascia sign board re-sited to the north elevation and new fascia sign board to east elevation, existing window graphic removed and new polycarbonate window graphic installed into the exiting window to east elevation, re-instate the poster frame to the north elevation (2 x fascias signs and 8 x other signs).	
Town Council Comments	
Subject to the proposals meeting the conservation area requirements the Council has no objection to this application.	

Application No.	Location
3/2012/0850	Land at Preston Road, Longridge, PR3 3BD
Planning Officer	Graeme Thorpe
Proposal	
Two residential dwellings.	
Town Council Comments	
Subject to full consultation with neighbours, and the use of materials sympathetic to the original building, the Council has no objection to this application.	

Application No.	Location
3/2012/0873	Alston lane School, Preston Road, Longridge, PR3 3BJ
Planning Officer	Colin Sharpe
Proposal	
Retrospective application for a concrete base and a new application for the installation of a paper recycle skip adjacent to an un-adopted road / lane to the rear of Alston Lane School.	
Town Council Comments	
The Council has no objection to this application.	

Application No.	Location
3/2012/0862	Fell View, Barnacre Road, Longridge, PR3 2PD
Planning Officer	Graeme Thorpe
Proposal	
Outline application for nine dwellings.	
Town Council Comments	
The Council objects to this application on the basis of the following reasons. • This is over-intensive development of the site. • The development is not sufficiently set back from the footpath and may compromise pedestrian and motorist safety as a result of restricted sightlines at what is now a busy junction. • The development of three storey properties fronting the footpath impacts adversely on the aesthetic of the street scene on this main entry road into the town, and is out of character with other properties in the area. • There are known problems in the area with the foul and surface water drainage system which will come under increased pressure from this development. • The presence of a primary school and residential home for elderly people on Barnacre Road creates significant traffic flows, and the road and footpaths come under significant pressure at school start and finish times. Access from the site would be better from a highways safety perspective if it came onto the roundabout rather than Barnacre Road. There is an opportunity with this development for an improvement to footpath arrangements. • It appears that the developer, in making separate applications to develop the whole Barnacre Road site, is seeking to side-step any requirement to provide affordable housing within the scheme; this approach should be challenged if possible. The Town Council welcomes the proposal to develop the site which the owner has allowed to become an eyesore in recent years to the distress of local residents and adversely impacting on the image of the town. The Town Council looks forward to being consulted on an improved scheme.	

Yours sincerely



Steven J Barsby
Town Clerk