



Longridge Town Council

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Steven J Barsby
Town Clerk

4 March 2013

Ms Jane Tucker
Planning Department
Ribble Valley 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
3/2012/1077 Amended	The Longridge Restaurant, 104 Higher Road, Longridge, PR3 3SY
Planning Officer	Graeme Thorpe
Proposal	Conversion of restaurant into five residential units, 3 houses and 2 flats - Amended Plan
Town Council Comments	The Council has no objection to this application subject to full consultation with neighbours and the use of sympathetic materials.

Application No.	Location
3/2013/0132 Outline	Preston Road, Longridge, PR3 3BD
Planning Officer	Colin Sharpe
Proposal	Pumping station, rising main and surface water outfall ancillary to proposed residential development to land at Preston Road. – Outline Pan
Town Council Comments	The Council has no objection to this application subject to consultation with neighbouring land and property owners as appropriate.

Continues:-

Please note that the comments below relating to application no 3/2013/0088, presented to RVBC in the Town Council's letter of the 22nd February 2013, have been amended by the deletion of the final sentence of the Town Council's comments – see below.

Application No.	Location
3/2013/0088	Land adjacent 26 Dilworth Lane, Longridge, PR3 3ST
Planning Officer	Graeme Thorpe
Proposal	
Proposed new dwelling.	
Town Council Comments	
The Council objects to this application on the following grounds. The scale of the proposed dwelling is an over-intensive use of the site. • General massing is excessive and will lead to a loss of light in habitable rooms, and overlooking on the neighbouring property, Dilworth Cottage. • The close proximity of the dwelling to Dilworth cottage is oppressive, and the drawing creates a false impression of greater separation particularly by the addition of a non-existent tree on the Dilworth Cottage side of the boundary. • The roof ridge is significantly higher than Dilworth Cottage, lowering this will require excavation which will have implications for neighbouring properties. • The proposed connection to the existing septic tank drains serving the properties to the east of the site may impact adversely on those facilities given the scale and potential occupancy level of the dwelling, and may also have adverse consequences for Dilworth Cottage if the system becomes overloaded. • Surface water drains are directed towards a soak away adjacent to Dilworth Cottage which is not appropriate, it is known that there is only a thin soil layer and high water-table in this general area and the ability of the ground to act as a soak away is very limited. • The property is set forward of the front building line as it relates to Dilworth Cottage. • The style and design of the dwelling is not sympathetic to the vernacular of Dilworth Lane, particularly the properties on the northern side. • Vehicle access onto Dilworth Lane is difficult due to the restricted views particularly of traffic travelling from the east; a greater proportion of traffic in both directions considerably exceeds the 30 mph speed limit. The proposed dwelling is accompanied by provision of four parking bays in addition to the garage. Reducing the speed limit on this road to 20mph may reduce the potential for accidents.	

Yours sincerely



Steven J Barsby
Town Clerk