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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 July 2023 15:36
To: Planning
Subject: Planning Application Comments - 3/2023/0573 FS-Case-535151163

Planning Application Reference No.: 3/2023/0573

Address of Development: Central Garage Warwick street longridge
Pr33EB

Comments: I write to object to the above planning application for the following reasons:

1. The proposed B2 industrial unit will be over developed for the area. It is in close proximity to a retirement complex of 9 bungalows.
2. The proposed unit will only be 6.37 metres from the bedroom windows of numbers 5, 6,&7 of the bungalows. The height of the unit will cause loss of outlook, possible loss of light and overshadowing.
3. The noise and disturbance from the industrial unit would have a detrimental effect on the well -being of the elderly residents.
4. Warwick street is already badly congested as cars are double parked along the length of the street and is quite often impassable due to delivery vehicles unloading. A further industrial unit will only add to this problem.

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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 31 July 2023 09:40
To: Planning
Subject: Planning Application Comments - 03/2023/0573 FS-Case-535576517

Planning Application Reference No.: 03/2023/0573

Address of Development: Central Garage Warwick Street Longridge PR3 3EB

Comments: I do not think that the site has minimum impact in the area, I think it will affect the light to the properties and Auction Court and be of detriment to their use of their outside space.

Other addresses in Warwick Street have not been consulted though they will be impacted by this proposal due to the increased traffic and possible noise from this unit ?

The plans include spaces for 7 Cars, but this will also include the vehicle's that access APS including the [REDACTED] so the parking would in fact be for more than one business . Is the size of the plot large enough for 7 vehicles some of which may be vans and for those using the site to turn so they do not have to reverse into a busy street and would have restricted view of oncoming traffic? Given the restrictive parking visitors may avoid the parking bays and still park on the street

I feel that Warwick Street could not cope with the increase traffic that this business would generate, Warwick Street is already at capacity in regards to the number of vehicles that use this street, which is already a concern to the town council and the Local Highways authority in previous applications as stated below.

"The proposal could also further impact on the traffic flow of Warwick Street, which is prone to double parking along both edges of the carriageway. The street, as seen during the site visit on 8th December 2021 and by reviewing Google Streetview, is limited to one-way vehicle movements occurring. This is because due to vehicles being parked on both sides of the carriageway, the carriageway is then too narrow for two-movements to occur. Therefore, when two-way movements are occurring the street, one vehicle has to wait in a space while the other passes. Further intensifying on-street parking in this location following the proposal"

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 July 2023 17:03
To: Planning
Subject: Planning Application Comments - 3/2023/0573 FS-Case-535464588

Planning Application Reference No.: 3/2023/0573

Address of Development: Central Garage Warwick Street, Longridge, PR3 3EB

Comments: I object to this development for the following reasons:

1. Fire Risk 2. Noise; 3. Size of the development;

1. It is not given what the 'unit' will be used for. This development is being placed on what is a very small site. This gives serious cause for concern. Given the extremely close proximity to the boundary, with residential properties.

2. As previously stated, not knowing what the development will be used for, makes it hard to comment. However, the noise from the existing garage, tends not to be a problem and their hours of work mean that this is not going on into the night. The development gives rise to concerns over the type, level and hours over which noise from the works may occur.

3. Size of the development. It is given that it will be 10.5 metres long and 7.1 metres wide. Having considered this and the statement that the development will stand at a minimum of 1 metre from the boundary fence of the residential properties. I am at a loss as to how this can be accommodated (7.1m), in what is very clearly a small space. I would question the validity of the given measurement, as on Google maps the site can be clearly seen with two vehicles on the site. (a normal car is of just shy of 2 metres in width). It would be posited that a third car could be accommodated but this still would only be approximately, 6 metres. So how can the site be 7.1 metres width unless it is abutting the boundary.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 July 2023 14:15
To: Planning
Subject: Planning Application Comments - 3/2023/0573 FS-Case-535311811

[REDACTED]

Planning Application Reference No.: 3/2023/0573

Address of Development: CENTRAL GARAGE WARWICK STREET LONGRIDGE PR3 3EB

Comments: To The Planning Officer

I wish to object to the proposal of the above mentioned unit. As it is so near to the bungalows of Auction Court. These bungalows are retirement homes and could have noise and disturbance all day long. there is already several units adjoining the properties, one of which is a garage, and I don't feel these is any need for another.

The traffic situation in Warwick street is horrendous with double parked cars and lorries blocking the street. With this additional unit the traffic flow is only going to increase causing increased problems for those using this road to get to there homes. Even bin refuse collections struggle to get down this street. On some days emergency services would struggle to get through due to cars and lorries and delivery vehicles parked on both side of the road and cars park on the corner which make it difficult when you are turning from Townley Road to Warwick Street. Delivery vehicles have to stop in the middle of the road to make deliveries to the existing units. There are already numerous units on this site and even their customer struggle for parking.

In this area there are a number of sheltered accommodation Townley House and Park House and even those residents struggle with parking in the area and when crossing the road they struggle to cross the road and are having to edge out between parked cars in order to go cross this busy junction. Which as you can appreciate with older residents its on that easy.

I would advise the planning office to come and see the traffic and parking situation on Warwick Street. On one side you have full line of numerous terrace houses which residences need to park and on the other you have the butchers and then further up numerous units which has already. The situation is already bad and if this proposed units is given the go ahead this is going to have an impact on the number of vehicles using this road.

Yours Sincerely

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 01 August 2023 10:43
To: Planning
Subject: Planning Application Comments - 03/2023/0573 FS-Case-535931986

[REDACTED]

Planning Application Reference No.: 03/2023/0573

Address of Development: Central Garage Warwick Street Longridge PR3 3EB

Comments: I would object to this application for the following reasons

The proposed unit would impact the residents in auction court as it would affect their enjoy of their outside space and the light to their properties.

Also Warwick street already has a high volume of traffic and this new unit would make it worse, traffic already has problems in the street with deliveries blocking the street and the parking on both sides effectively makes this only wide enough for one vehicle, to have another unit which create more traffic and deliveries would make the it even worse.

The 7 spaces proposed would be for the new and current unit on the site but it would appear there is no room for maneuvering the cars which would cause further issues and visitors to the sites may avoid this and still park on the street.

Whilst there are other units around this site the area is also residential and there are there is the are the retail units with their traffic which also needs to be taken into consideration.

Yours Sincerley

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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 August 2023 10:02
To: Planning
Subject: Planning Application Comments - 03/2023/0573 FS-Case-536225655

[REDACTED]

Planning Application Reference No.: 03/2023/0573

Address of Development: Central Garage Warwick Street Longridge PR3 3EB

Comments: Dear Sir Madam

I wish to raise some concerns with this planning application, in the Decision Statement it states that the street is predominantly consists of industrial & commercial premises, however some of these are in fact the rear of properties from Berry Lane, Derby Road and even Townley Road, and taking this into consideration that the area is in fact more residential if you include Auction Court and Townley Road.

You have only consulted 4 Business units in the Street, whilst there is 7 Residential properties, not including those Auction Court and Townley Road which would suggest that the area is more residential.

It also states that there is Street Parking on Warwick Street, whilst this is correct this is at full capacity so much so that it impacts the traffic flow on the street, which I believe has already being identified by the LHA.

There is no mention of how this site is to be serviced by deliveries, which would cause further congestion in Warwick street, again a concern highlighted in recent applications by LHA.

Though parking spaces are to be provided these will be for the current unit and the new, are these ample and is there adequate space for the cars to turn around on site so they do not have to reverse into the street, as the view would be very restricted due to the parking around the entrance and across the road.

Yours Sincerely
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 August 2023 14:51
To: Planning
Subject: Planning Application Comments - 03/2023/0573 FS-Case-536340400

[REDACTED]

Planning Application Reference No.: 03/2023/0573

Address of Development: Central Garage Warwick Street Longridge preston PR3 3EB

Comments: The application is for B2 industrial use which is generally considered for an industrial estate. Whilst in the Decision Statement it states that "the street is predominantly consists of industrial & commercial premises" I would disagree with this statement, there are residents in the surrounding in which this unit will be in view and possible impact on their enjoyment of their outside area's on Townley Road, Auction Court and Derby Road as well as those in Warwick Street and this should be taken into consideration.

Whilst development may be needed in Longridge, it is often overlooked that there are still a high number of residential properties on Berry Lane and in the "Town Centre" and this is not always taken into consideration.

Warwick Street could not cope with the increase traffic that this business would generate, Warwick Street is already at full capacity in regards to the number of vehicles that use this street, it is effectively only wide enough for one vehicle and is often blocked when deliveries are made to the units already access the street. There are very few passing places and the capacity has already being raised by Local Highways authority.