

24/11

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 01 November 2023 20:48
To: Planning
Subject: Planning Application Comments - 3/2023/0712 FS-Case-558879222

Planning Application Reference No.: 3/2023/0712

Address of Development: 20 Preston Road,
Longridge,
Preston,
PR3 3AN

Comments: [REDACTED] I would like to emphasise the objection from both my [REDACTED] myself. We have resided at our home [REDACTED] and whilst have on the whole enjoyed living here, we have regularly been subject to significant levels of antisocial parking and abuse from parents of Longridge High School, which is situated [REDACTED] I do not believe the change of purpose of the [REDACTED] is the correct thing for this area and would like to raise the following objections after thoroughly reading the planning application:

1. Parking

[REDACTED] a privately owned, narrow service road opposite Longridge High School. Despite being privately owned by the residents, we regularly experience high levels of antisocial parking with our road blocked on a daily basis by parents dropping off/picking up their children. This is a documented issue, with numerous communications having taken place between ourselves and both the council and the school – to which no solution has been reached and no help offered from either party. We are met with verbal abuse regularly if we are to ask cars to move to allow us to exit our drive (cars line the far side of the road, completely blocking the turning circle to enter or leave any driveway along the road as the road is extremely narrow). This antisocial parking is already causing friction between the residents on the access road and the school, with cars driving over, and causing damage to [REDACTED] on numerous occasions. The increase in traffic to the property (up to 10 staff change overs per day, as stated in the planning application statement) and the potential for 3 cars at the property will exacerbate this already problematic situation and even if care staff are courteous and don't add to the problem, they themselves will be limited by not being able to leave/access the property at these times. This is not limited to pick up and drop off times, but happens during any event at the school. The planning application has stated that the property has room for 3 cars and a garage to be used for parking: however the garage of the property isn't big enough for a car, and there is only suitable parking for two cars unless top to tail, therefore this has potential to add to the already dire parking and access issue, making [REDACTED] this road increasingly challenging. The extent of this problem also causes parents to drive recklessly (often across front gardens). This is certainly a danger to children under the age of 18, visibility is often blocked by parked cars and coaches, often requiring staff from the school to oversee school children's movements to ensure their safety. This, coupled with the hostilities and aggression we face regularly, both face to face and online raise questions as to whether this would be a safe and suitable environment for young and vulnerable children. I have sent an email including pictures and videos evidencing this to the email provided.

2. Inaccuracies in the planning permission application

It is stated in the planning application that the site cannot be seen from a public road, public footpath, bridle way or any other public land. This is incorrect as in fact the property is on an access road running parallel to a busy B road, directly opposite from Longridge High School. Furthermore, in the planning application, in the questions and answers document, it states that parents or family of the children will not be able to visit the home and the location of the home will remain confidential to safeguard the children and young people in their care. However, on Therapeutic Care Ltd.'s website it states that, 'Family time is actively promoted in all of our homes at Therapeutic Care, provided it is deemed safe to do so.' Not only would this make the already horrific parking situation worse; the lack of consistency is concerning and raises questions of the credibility of the business.

3. Business in a residential area

The deeds of the properties along this row state that the property must only be used for residential purposes, not business, and we feel that changing this will detract from the sense of community of the road. A sense of community is important for residents to feel safe and secure in their home and part of this is to know and trust their neighbours. With the frequent change of occupation of the care home; different staff members coming and going and children having to leave upon turning 18, this will prevent any neighbourly relationship with those occupying the property. Simple interactions such as taking in a parcel for a neighbour will be made more challenging by the change of use. Many people coming and going from one address results in less accountability for actions, particularly as the occupants of the property (carers and children) do not have the same level of incentive to maintain and respect the property (as opposed to if they owned or were privately renting) therefore it is a concern that the appearance of the property will not be maintained to the same extent as a private dwelling, therefore impacting the character of the road and neighbourhood.

4. Lack of notification

This will have a significant impact on our neighbourhood and at time of writing, the application has been online for over a week and we have had no notification of this, no letter through the door or letter placed up in the neighbourhood.

5. Changing the property from C3 to C2.

Changing the registration of a property from C3 to C2 is concerning as it would allow the property to be used for other purposes in the future without requiring any future full planning application. Such purposes include, but are not limited to, hospitals, training centres and nursing homes. This would be a permanent change with a lasting impact on the surrounding neighbourhood and even if the proposed clients do not cause increased disruption, whether it be through anti-social behaviour, access issues and/or littering, future clients may do if the purpose is changed.

I hope our objections to this application is clear and the above points will be carefully reviewed prior to making a decision on this application.


From:

Sent:

01 November 2023 20:48

To:

Planning

Subject:

Planning Application 3/2023/0712

 External Email

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Dear Sir/Madam

I am emailing to you with regards to the planning application: 3/2023/0712. I have left my objections to the application however I would like to also attach some images to support my objections. Please see attached.

Can you please confirm receipt of this email.

Kind Regards,



