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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 December 2024 18:30
To: Planning
Subject: Planning Application Comments - 3/2024/0802 FS-Case-668948286

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Planning Application Reference No.: 3/2024/0802

Address of Development: Warwick Street, Longridge PR3 3EB

Comments: Response to the applicant's statement in relation to the Lancashire County Council Highways report.

It is provided that the Old Corn Mill and Central Garage were built in 1910. Having scrutinizing the historical records of Longridge, I can find no evidence to support that Central Garage was in existence prior to 1910. An Ordnance Survey map from 1910 of the area, clearly shows no building at the current site. I fail to see what relevance The Old Corn Mill is to this matter. The Old Corn Mill is a completely different building and forms no part of Central Garage.

Comments are made to a prior application in 2013, for the site of Auction Court, being for 9 Industrial units. According to the evidence, this application was objected to by the Town Council. The objections included, but not restricted to, the level of vehicles using Townley Road being a 'busy road'. Lancashire County Council Highways, gave no objection, provided certain conditions were met. This development did not occur and therefore is completely irrelevant to the current application.

It is commented that a request for a H bar to be place on the road in front of the shuttered access to Central Garage, due to issues with vehicles parking in front of the shutters. There is a distinctive large sign on the shutters providing 'KEEP CLEAR'.... (shown in the pictures after para2) This has only been placed on the shutter, within the last 2 years. As Google Street View from July 2022 clearly shows, no such notice was present. Despite this, vehicles still park in front of the shutters.

On page 3 – regarding the parking, it is disputed about the number of parking spaces. In the original application of 2024, it is provided and I quote: -
Existing number of spaces: 7
Total proposed (including spaces retained): 5

The LHA have now accepted that there would be 4 off-street parking spaces. I would make comment on this, that according to the planning application made in 2016 for this site, it was specified that there were 8 parking spaces available. So, this appears to change at will? What more need be said... ?

There is comment regarding the vehicles stopping and asking for directions during the week of 4th to

7th November 2024. It is given that: “14x Amazon (mostly for Auction Court)...”, This I would suggest is highly exaggerated and is far from the truth. I have spent a great deal of time at Auction Court since April 2024 and I have only seen an Amazon van, twice in all that time.

The comments made in this statement would strongly suggest a certain amount of ‘sour grapes’. It has still not been stated, for what purpose the new unit is to be used for. Therefore, the number of parking spaces required, the size and type of vehicles using the site for the new unit, are all supposition and speculation. I therefore, cannot see how any reasonable decision, that is transparent and shows the application would and does, met the necessary legal requirements, can be made in this instance.