

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 December 2024 09:00
To: Planning
Subject: Planning Application Comments - 3/2024/0858 FS-Case-669978791

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0858

Address of Development: Backcastle Works, Pendle Court, Little Lane, Longridge, PR3 3WY

Comments: I am writing to express my strong support for this application. I am a local resident, only a [REDACTED] from the site. I am a member of the exercise studio Build and Burn.

This site is a significant asset to the local community and I am supportive of the application for the following reasons:

1. Revitalisation of a Derelict Property
The transformation of Back Castle Works from a dilapidated, asbestos-filled building into a well-maintained facility has greatly enhanced the area. Before its refurbishment, the property was a hotspot for anti-social behaviour, negatively affecting the security and quality of life for local residents. The applicant's renovations, including improved lighting and security measures, have directly contributed to making Pendle Court a safer and more welcoming environment.
2. Support for Local Businesses
The diverse range of small businesses operating at Back Castle Works provides invaluable services to local residents. These small businesses not only meet local demand but also create opportunities for health, fitness, and sustainable living within walking or cycling distance for many residents. Speaking from personal experience, Build and Burn is not simply a provider of exercise classes, but a genuinely meaningful community hub - it is quite simply difficult to quantify how much it means to its members.
3. Minimal Impact on the Local Environment
The businesses have been operating successfully for over 18 months without any reported complaints regarding noise, parking, or disruption. The classes and services are small-scale, with most attendees

travelling by foot or bicycle. This reduces reliance on cars and aligns with national and local planning policies supporting sustainable development. I do not believe that the consultation response from LCC Highways accurately reflects how the buildings are used.

4. Community Enhancements

Additional features, such as the installation of a defibrillator and the creation of clean, attractive spaces, demonstrate the applicant's commitment to contributing positively to the neighbourhood.

5. Alignment with Planning Policies

The mixed-use of the premises is consistent with Ribble Valley Core Strategy policies that encourage employment growth, local business development, and the provision of community facilities. The national planning framework also supports flexible, mixed-use developments in sustainable locations, like this one in the heart of Longridge.

In summary, the current uses at Back Castle Works significantly enhance the community without any detrimental impact on local amenities, traffic, or the environment.

Rejecting this application would undermine the valuable contributions these small businesses make to Longridge and could return the property to a state of disrepair. I respectfully urge the council to grant planning permission and allow these businesses to continue thriving for the benefit of the entire community.

[Redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 December 2024 10:40
To: Planning
Subject: Planning Application Comments - 3/2024/0858 FS-Case-670019087

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Planning Application Reference No.: 3/2024/0858

Address of Development: Back Castle Works, Pendle Court, Little Lane, Longridge, PR3 3WY

Comments: I am writing to express my strong support for this application. I dont live in longidge but I work in Longridge and go the the exercise studio, Build and Burn at Pendle Court. This is a great place for ladies to meet, make friends and exercise in a safe place with a brilliant instructor. The other businesses at this site also are great small businesses not just for Longridge but for the surrounding areas.

The site has been renovated for good use rather than have the buildings left empty.

Thank you

[Redacted]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 December 2024 10:57
To: Planning
Subject: Planning Application Comments - 3/2024/0858 FS-Case-670027081

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0858

Address of Development: Pendle court Longridge PR33

Comments:

I am a local resident on [REDACTED], in very [REDACTED] to the site and a regular attendee of Build & Burn.

I am supportive of this application for change of use as it is a much loved and well used community asset and so important for the health and well being of nearby residents.

It is centrally located within Longridge and walking distance for most people who attend.

Refusing this application would be detrimental to a number of important small businesses on site.

I would therefore be grateful if the council could take my views into consideration when determining this application.

[REDACTED]

From: [REDACTED]
Sent: 11 December 2024 19:27
To: Planning
Subject: App No. 3/2024/0858

Follow Up Flag: Follow up
Flag Status: Flagged

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[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

9/12/2024

Dear Sir/ Madam

We are writing on behalf of [REDACTED] in response to the retrospective planning application 3/2024/0858.

Location: Back Castle Works, Pendle Court, Longridge, PR3 3WY

[REDACTED]

We would like to clarify some wording made in the above planning application.

1. On the “Existing (As – Built) Site Plan”, the area of land between the red boundary of Back Castle Works and the gable end of the Pendle Court flat 1d is labelled on the application plan as “Parking”. We need to make it clear that this piece of land is entirely [REDACTED]. It does not belong to Back Castle Works. Please see Title Number [REDACTED] held at Land Registry. The users of Back Castle Works do have a right of way over this land, for loading and unloading purposes only, but in such cases for no longer than is reasonably necessary. There is No Parking available to the users of Back Castle Works on this land.

2. Paragraph 3.5 in the application supporting document references the adjacent block of 4 flats. These flats are 1A-1D Pendle Court of [REDACTED] [REDACTED] From our records the flats were built in 1983. We therefore presume the planning application 3/1990/0082 shown below paragraph 3.6 refers to the building now known as Back Castle Works.

We hope this clarifies the situation.

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 December 2024 11:15
To: Planning
Subject: Planning Application Comments - 3/2024/0858 FS-Case-670036839

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0858

Address of Development: Backcastle Works Pendle Court Little Lane Longridge PR3 3WY

Comments: I am writing in support of this application. I am a regular customer at [REDACTED] [REDACTED] classes at Build and Burn. As [REDACTED] to the site, we almost always walk or cycle there.

This site is a valuable part of the local community, supports a number of small businesses, and has revitalised what was a previously derelict site. I believe that RVBC should be encouraging small business owners to thrive, not hindering their progress.

The response from LCC Highways does not accurately reflect the situation on site and I believe this should be reassessed by someone who has a greater understanding of how the site is used. It is a significant community asset and I hope that the council will take the views of residents into consideration when determining this application.

Kind Regards,
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 December 2024 13:17
To: Planning
Subject: Planning Application Comments - 3/2024/0858 FS-Case-670090765

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0858

Address of Development: Backcastle Works Pendle Court Little Lane Longridge PR3 3WY

Comments: Highways response a generic response from someone who does not know what parking is like at the site - not an issue for members
Fabulous Community asset, a place for the health and mental wellbeing of residents which is walkable for the majority who attend

[Redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 December 2024 14:26
To: Planning
Subject: Planning Application Comments - 3/2024/0858 FS-Case-670118490

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Planning Application Reference No.: 3/2024/0858

Address of Development: Back castle lane

Comments: [Redacted] attends a small local gym located near our residence. Due to its proximity to residential homes, there is a problem with finding parking spaces, not only for the people living nearby but also for those visiting the gym.

Therefore, we kindly request the positive consideration of our application in order to address this issue.

Thank you in advance for your attention, and we hope for your understanding.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 December 2024 14:44
To: Planning
Subject: Planning Application Comments - 3/2024/0858 FS-Case-670123530

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0858

Address of Development: Backcastle works, Pendle Court, Little Lane, Longridge PR3 3WY

Comments: The gym facility at Build and Burn on Pendle Court is a real asset to Longridge and has established an invaluable community, that not only come together for fitness but have supported a wide range of local charities with fundraising events and collections. Its impact on little lane in regards to parking has been minimised by members parking on nearby kestor lane and all members are considerate of the neighbours who we frequently see coming to and from classes. In my opinion the unit has provided a centre for health and community wellbeing.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 December 2024 15:02
To: Planning
Subject: Planning Application Comments - 3/2024/0858 FS-Case-670127779

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0858

Address of Development: Backcastle Works
Pendle court
Little lane
Longridge
Pr33wy

Comments: This gym has brought a team of people together of all different ages. All members are from longridge, [REDACTED]. It creates a community feel, boosts mental health and well being. This gym causes no issues to parking on the road. The parking spaces available are always vacant as very little people from the flats own a car. I have no issue parking my car. Everyone respects the residents of little lane and always have. It would be very much appreciate if this business could be supported.
Thank you

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 December 2024 12:23
To: Planning
Subject: Planning Application Comments - 3/2024/0858 FS-Case-670069598

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0858

Address of Development: Little lane
Longridge

Comments: Longridge needs more sport and rehabilitation facilities. After planning and building of 9 new housing estates over the past 10 years the population has increased vastly but no extra leisure facilities have been added.

Ribble valley should be providing a new large sports facility with the extra revenue received from the increase in taxes obtained from the thousands of new residents.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 December 2024 13:00
To: Planning
Subject: Planning Application Comments - 3/2024/0858 FS-Case-670086471

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0858

Address of Development: Backcastle Works Pendle Court Little Lane Longridge PR3 3WY

Comments: [REDACTED] Back Castle Works I would like to take the opportunity to stress how important the fitness community [REDACTED] there is.

Ladies of all ages come to the sessions to exercise in a safe environment , to look after their health, physically and mentally which is so important.

They have built a community that supports them and that encourages them to stay well. When disease , obesity and other illnesses can be prevented through exercise, it is vital that this service is available to the community. There is no other service like this that is available to them locally and many do not want to travel.

[REDACTED] of them gave up exercising , they have now ‘re-built’ their fitness , their health , the studio is their fitness home, and it would be a devastating blow to lose this.

They have built relationships through the studio and other small business owners from Longridge attend the classes , which in turn has built their customer reach. They are so supportive of each other.

They take part in Love Longridge events as groups for example , recently 12 members signed up to the Longridge Extravaganza Santa Dash which funds raised go back into the community. They have raised funds for local charities , made collections for local foods banks and local homeless shelters. They have started a running club that enables them to run through Longridge safely and without worries in the darker months.

[REDACTED] keep any effects on the traffic flow on Little lane and the surrounding areas of the units to a minimum. Many of us walk to the studio as we are local. Those who must drive are respectful to the Residents. We have never had any complaints with regards to noise or any other issues.

I would ask that the highways decision is reviewed and all our points taken into consideration , Thank you