

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 December 2025 16:05
To: Planning
Subject: Planning Application Comments - 3/2025/0910 FS-Case-773768983

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0910

Address of Development: 2a Monks Drive, Longridge

Comments: The property this is with regards [REDACTED] and our [REDACTED]. I would like to note that I have two issues with the proposed change of use from dwelling house to residential children's home (for up to 2 children aged 4-18). Firstly and most significantly is the parking issue. The planning application states that there will be 2-4 staff on site at any one time and I know there is only off road parking (driveway) for 1 vehicle (2 at a push). Longridge Vets is based on Preston Road with their car park/public access on Monks Drive - right [REDACTED]. I can confirm that the parking situation on Monks Drive is already problematic - the vets has increased in the number of staff it employs and therefore the number of pets/patients it sees and there is now continuous parking/movement of vehicles from 0800-1900. Particularly between 8am and 10am and 3pm-6pm the parking is a particular problem with [REDACTED] regularly blocked by vehicles visiting the vets as they have insufficient parking spaces. When [REDACTED] gets home from work [REDACTED] regularly has to park way down the street as the road is full with parked cars on both sides. I know of 6 incidents where a car has been crashed into [REDACTED] (inc an estate agent's car, my [REDACTED] a van belonging to a person who lives in the flats nearby plus 2 others belonging to strangers). This is because the road is so busy and so many people reverse out without looking, often in distress due to taking a sick pet to the vets. 2 people have knocked on my door thinking they had hit our vehicle (they hadn't, it was someone else's vehicles) following a pet being put to sleep and they were in distress. This last year has also seen the creation of a bus layby opposite the vets on Preston Road which means all the car owners on the 2 x HMOs next to the bus stop on Preston Road can no longer park outside their property and so are parking elsewhere, regularly [REDACTED] opposite the vets. The road is also a popular drop off and pick up place for parents of children at the 2 nearby high schools. With the existing pressure on such a small road for parking/access, I really fear that having an additional business on the road with 2-4 cars needing to park there at anyone time is going to be more problematic to myself and other local residents who already have a large inconvenience put on access to their own driveways, ability to park near their home. There is also a lot of vocal concerns raised online in local groups due to the parking/constant comings and goings of similar children's homes that have opened in Grimsargh. For this reason alone I would like permission to be refused and the property to remain a residential property. Secondly, I would like to point out the property intended for this business/children's home is a small 2 bedroom bungalow with a third bedroom/other room downstairs. It is normally the sort of property aimed at retired people/couples -

it is not a substantial family home. It is positioned on the bend and I would like to point out that the garden is open plan from the very small area at the back, along it side to the front - there is no fencing to provide a safe area at the back and this alarms me if the property is to be used for children as young as 4. Surely it should be made secure so that no young child can run out into the busy road. I would like to say I have nothing at all against the use being for children in care - I actually find it heart breaking that children are in such a position that their full time care is provided by strangers/shift care workers. My concerns are purely regarding the additional vehicles and parking on an already congested road which sees far more traffic than a residential road of such a small size would normally expect along with the suitability of the small property which is open/unsecure to the road. Thank you.

[REDACTED]

From: [REDACTED]
Sent: 17 December 2025 11:37
To: Planning
Subject: Planning application no 3/2025/0910

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Good morning I would just like to make a comment about the above planning application I have a discussion with the neighbours & the main problem which we are concerned about is the parking especially when the vets are open it is very busy regards [REDACTED]
[REDACTED]

Sent from Samsung tablet.