

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 December 2025 18:07
To: Planning
Subject: Planning Application Comments - 3/2025/0910 FS-Case-772339222

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0910

Address of Development: 2A Monks drive
Longridge

Comments: I think this application should be rejected. This house is on a small road at the top of an extremely busy street. Opposite the only vets in Longridge so constantly has cars parked up and down it. The house itself has only enough room for 1 small car. No garden whatsoever and the bedrooms are tiny.

[REDACTED]

From:

[REDACTED]
10 December 2025 00:59

To:

Planning

Subject:

Application 3/2025/0910

Attachments:

50239.jpg; 50235.jpg; 50178.jpg; 50180.jpg; 50237.jpg; 50233.jpg

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Maya Cullen,

I am writing to formally object to the planning application: 3/2025/0910 for the conversion of 2A Monks Drive Longridge into a C2 residential children home for children with social, emotional and behavioural problems.

While I recognise the importance of providing appropriate facilities for young people in need, I believe this proposal is unsuitable for this actual location.

I have [REDACTED] that foster children, [REDACTED] teaching assistants in schools for children that require 1-2-1 support and [REDACTED], so understand all children are different and we see lots of children with social, emotional and behavioural problems and they are not easy to manage to the point 80% of us were ready to quit, so I do worry what it will be like [REDACTED]

I have done my research before responding to the letter through my door, so I can make an informed decision. Everyone I have asked in regards to their thoughts on [REDACTED] children's home has said from local ones in their areas, there is often trouble with the older children and police visits to the home and issues with parking of all the additional staff and visitors becomes a nightmare.

2A is built on a tight corner plot, with very little outdoor space, which currently has no secure fencing around the front or sides of the property for the safety and privacy of children and young adults that will live in the house. In the proposed plans there is no mention of additional fencing being added to the property therefore this property would be dangerous for young children.

There are certainly more suitable, larger locations with bigger driveways and secure gardens within the area which could be utilised although there is a lack of evidence of additional community need or consideration of alternative sites.

The application does not provide a needs assessment or any explanation as to why this specific location is required, when there is already a number of children homes in the area. There is no detail to show that alternative, more suitable properties were considered. The company who has submitted the request is not a local company it's registered business address is Kirkby Longsdale so this is possibly why, it would be interesting to see why they selected this area.

There are currently plenty houses for sale with large drives to support staff parking, if you take a look on the local estate agents' websites, I think these houses should be considered first before significantly impacting this small road.

The change from a dwelling house to a children's residential care home, would be the equivalent to having a second business on a very small road, as there will be a significant increase of planned daily staff vehicles, any additional management vehicles, school transport, professional and personal visits and shift changes on the directly on bend of Monks Drive. The house has been empty for a long time (due to being overpriced) so there has been no movement at all from the property in recent years.

There have been at least 2 other houses in Longridge that are significantly larger and set within their own grounds that have recently had C2 applications approved, which have ample off-road parking for staff and visitors and privacy for children:-

Application 3/2025/0614 - Higher College Farm, Lower Road, Longridge, PR3 2YY

Application 3/2025/0159 - Alston Lodge, Lower Lane, Longridge, PR3 2YH

A similar application was refused last year for a semi-detached house in Lango

Application 3/2024/0155 - 26 Whalley Road, Langho, BB6 8EJ

The application was for more children and staff but the property was larger, had a bigger driveway and was situated on a main road, meaning any additional parking or vehicle movements would have been

far less noticeable. The council concluded that the change of use would result in 'an increase in the number of people, parked vehicles, activity levels and comings and goings' which would be 'incompatible with the residential character of the area' and cause 'harmful noise and disturbance' to neighbours.

2A is situated very close to neighbouring properties, Monks Drive is mainly the homes of elderly residents who have live here for many years and young families, so by 8.30/9pm this road is very quiet and there is very little movement, as soon as there is a car door opening and shutting, [REDACTED], so 4-5 car arriving/leaving, 4-5 car doors opening and shutting at 10pm 7 days a week, as the staff changeover will certainly cause a noise disruption more than is expected from a normal family home on this road.

As mentioned in the planning application, there is already a busy business on this small road, Longridge Vets which leads to a significant amount of traffic and parked cars on the footpath during peak times in the day at a very busy junction. These parked cars already reduce the visibility for pedestrians and traffic entering and exiting the road on to Preston Road.

(Photos included)

If we then imagine 4-5 more parked cars along this road, it is an accident waiting to happen and I am deeply concerned about the impact this proposal would have on the safety of the road.

There has been people get in touch via Facebook in regards to similar children's homes in Grimsargh and Broughton, they advised there is always 4-5 cars at these children homes meaning the actual home owners on the street and their family, friends and carers can no longer park outside or near to their homes this is what would happen to Monks Drive due to the location and size of 2A.

Currently no house on this road has 4-5 cars, therefore it is not like the regular family home we are used to on this road.

4-5 additional cars, which will including late night arrivals and departures at 1 house, 3 times a day, 7 days a week, 52 weeks a year will significantly increase and impact the traffic movements on this road.

The application incorrectly claims that there are two on-site parking spaces already available and that there is on-street parking.

I feel this is incorrect, the driveways on this end of the road are short, an average sized car would have to park diagonally across the drive to fit on fully, or you could try and squeeze 2 cars on the drive of 2A, one would have to drive in and one reverse in to the drive to ensure you could both get out of the car, an average car will overhang on to the public footpath and you would also have to block the pathway which leads to the front door of 2A.

Where 2A is located on the bend of Monks Drive there is already significant parking pressure from the Vets therefore staff could not park directly outside the house.

For the reasons outlined above, I respectfully request that this application be refused due to impact and the increased safety issues it will cause.

Kind Regards

[Redacted signature]

[Redacted address line 1]

[Redacted address line 2]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 December 2025 12:59
To: Planning
Subject: Planning Application Comments - 3/2025/0910 FS-Case-772541269

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0910

Address of Development: 2a Monks Drive

Comments: We strongly object to the change of this property from dwelling house to residential children's home. This change would cause noise and disturbance in a residential area as a children's home can involve 24-hour operation, staff shifts, and unplanned callouts. This is materially different from typical domestic use. It is likely to have increased late-night activity, staff/visitor arrivals and outdoor noise and we feel this would harm the residential amenity of an otherwise quiet neighbourhood.

This proposal represents an intensification of the property beyond what is suitable for as a single-family home. A children's home typically involves multiple staff on rota, offices for record keeping and frequent professional visits (social workers, therapists, Ofsted inspectors, etc.) This level of occupation is not comparable to dwelling home use and is not in keeping with the character of the area.

Children's homes often require regular interventions from local services. In an area already under pressure — including police, health services, and social care — this would increase strain on the community and should be considered under planning policy relating to community infrastructure.

This change is not in keeping with the character of the area. The neighbourhood is composed of family homes with long-term residents. A commercial care establishment represents a change to the character of the street, which is a recognised planning consideration.

For the reasons outlined above, I respectfully request that the council refuse this application.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 December 2025 22:15
To: Planning
Subject: Planning Application Comments - 3/2025/0910 FS-Case-771720132

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0910

Address of Development: 2A Monks Drive Longridge PR3 3FR

Comments: I submit that there are not 2 parking spaces at this property. All the properties on this street only have a driveway big enough for one car. Some properties have altered their front gardens and turned it into hard standing to allow for extra parking but the subject property has not. The property only has one off road parking space for a very small hatchback type vehicle. Anything longer than a small car will stick out over the pavement. The parking is already bad at this location as it is right on the bend opposite the vets where clients of the vets park on either side of the road. If there is anymore than one car at this property it will block the road unless they try and park elsewhere on the street which is already full. I have no issue with the change of use but I just wanted to make it clear that there is only one parking space, not 2 as per the application.