



Longridge

Town Council

Considerations by Longridge Town Council

Application: 3/2026/0502 - 2A Monks Drive

1. Parking

2A Monks Drive occupies a tight corner position on a narrow residential street that already experiences high parking demand.

The Location Plan clearly illustrates the constrained nature of the corner on which the additional parking spaces are proposed. The introduction of a dropped kerb at this location would create severe safety and practical difficulties. The curve in the road significantly restricts forward visibility.

The application form itself acknowledges the possibility of on-street parking. Given the existing high demand for on-street spaces, and even with the four spaces proposed within the site, the proposed parking arrangements cannot be regarded as genuinely adequate to meet the anticipated demand.

Furthermore, while the existing block plan indicates some shrubs along the edge of the property, it fails to show the mature trees that run along the rear of the front garden. Implementation of the proposed parking layout would require the removal of these mature trees and shrubs, resulting in an unnecessary loss of established landscaping and visual amenity.

2. Traffic Safety

The distance from the edge of the proposed driveway to the carriageway is extremely short. This arrangement would place both pedestrians and drivers at risk, particularly given the corner location.

As noted above, a dropped kerb on this tight corner of a narrow street introduces significant safety hazards. Visibility is already limited by the road alignment. In addition, the existing fence and planting belonging to the neighbouring property further restrict sight lines, requiring vehicles to pull further out into the carriageway before drivers can see approaching traffic.

These factors combine to create an unacceptable highway safety risk in what is a quiet residential street.

3. Staffing, Shift Patterns and Residential Amenity

The application states that six employees will be engaged in the care of one child, with two members of staff present at any one time. Staff changeover times are indicated as 8.00 am, 2.00 pm and 10.00 pm. Six full-time staff members are referenced.

In practice, the operation will involve not only shift changeovers but also managerial visits, attendance by social workers and other support services, and family visits. These activities will generate additional vehicle movements, noise and disturbance throughout the day and into the night. Such intensive activity is wholly disproportionate to the character of a single-family dwelling in an established residential area.

Staff arriving early in the morning or late at night will inevitably cause noise from car doors closing and conversation outside the property. This noise disturbance, together with the associated loss of quiet enjoyment, has the potential to affect the health and wellbeing of neighbouring residents. The application does not adequately address these impacts.

The operation of a business premises with shift-working staff is fundamentally different from the use of a dwelling as a normal family home. 2A Monks Drive sits within a quiet residential neighbourhood, and the proposed change would be incompatible with that character.

Conclusion

For the reasons set out above – inadequate and unsafe parking arrangements, highway safety concerns arising from the location and layout, and the significant adverse impact on residential amenity arising from the intensity of the proposed use – the Town Council objects to planning application 3/2026/0502 and respectfully requests that it be refused.

Submitted to RVBC by the Town Clerk on 26-07-2026