

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 December 2021 17:08
To: Web Development; Planning
Subject: Planning Application Comments - 3/2021/1160

Categories: xRedact & Upload

Title: [REDACTED]

First Name: [REDACTED]

Surname: [REDACTED]

[REDACTED]

Locality:

[REDACTED]

Planning Application Reference Number: 3/2021/1160

Address of Development: 53-57 Berry Lane Longridge PRESTON PR3 3NH

Your Comments: To whom it may concern,
I am writing to you to request a formal objection against:
PLANNING APPLICATION: 03/2021/160

To summarise I would say that my below statement is the highway safety and parking detriment to the area of Warwick Street, Longridge.

For many years cars have to use double yellow lines on both Derby Road and Towneley Road junction ends due to the current capacity for necessities upon Warwick Street.

Both residents and businesses alike have already reached maximum capacity for Warwick Street and any further business and retail expansions will block the road entirely.

For many years Lorries making deliveries continue to struggle to get through our road as well as most importantly waste refuse collectors having the same issues.

We have already expanded to allow the following businesses to operate on Warwick Street:

Warwick Street Garage

Tattoo Shop

Abode

Sunbed Shop

Pilates Studio

IT Solutions

Future Sounds Studio

Those newer businesses have already taken the parking spaces to capacity and beyond. Highways Agency need to be aware there is NO ACCESS to a public car park on or near Warwick Street.

I have also been in touch with Lancashire County Council and they have informed me that they are not doing any new residential parking schemes, so we cannot even have one of those in the street which may have elevated the some of problem for residents of the Street.

Warwick Street is a popular walking route for local schools and businesses. Therefore public safety for pavement access is a cause for concern.

So it is not clear how this planning application has could even been accepted to have 11 extra units of which 4 are retail and 7 residential flats needing also needing parking spaces. This is an addition of at least 11 or more further parking spaces for which there is no room!

Talking with other residents in the area and street they all voice the same concerns.

Thank you for taking the time to read my statement of objection.

Yours Sincerely

To

Ribble Valley Borough Council,

Planning Department,

Council Offices,

Church Walk,

Clitheroe

Lancs.

BB7 2RA

F.A.O Adrian Dowd

PLANNING	
14 DEC 2021	
FOR	ATTENTION OF

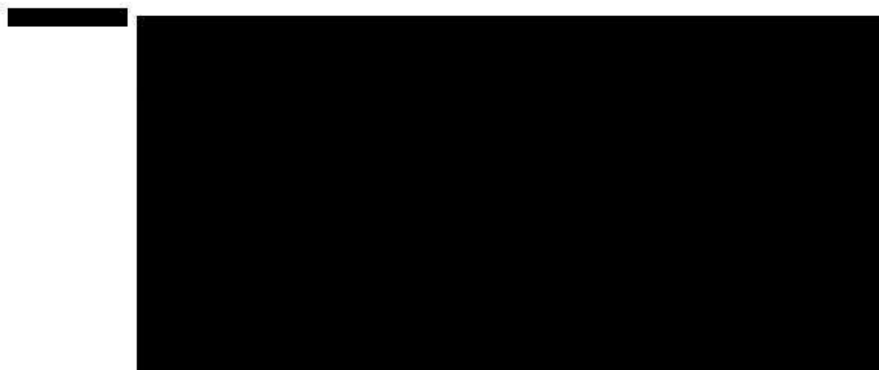
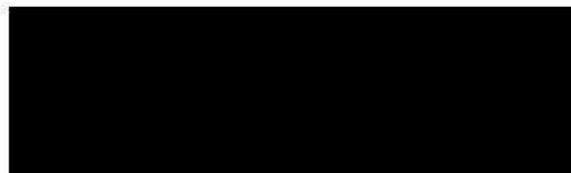
Dear Sir,

Re Planning Application 3/2021/1160 53 - 57 Berry Lane Longridge PR3 3NH

Demolition of an extension, polytunnels and storage building and erection of extension to existing retail premises Use Class E at ground floor and five apartments above. Conversion of upper floor of existing building to create two apartments.

I am writing to express my full support for the above planning application to refurbish the shop recently damage by fire and provide three new retail units and seven apartments in the town centre. The proposal will bring much needed investment into the town. The six one bedroomed flats and the two bedroomed flat will provide homes for people setting out on the housing ladder or those wanting to downsize and live close to the shops and community services centre.

Yours faithfully,



To

Ribble Valley Borough Council,

Planning Department,

Council Offices,

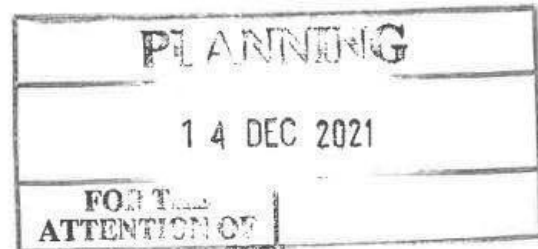
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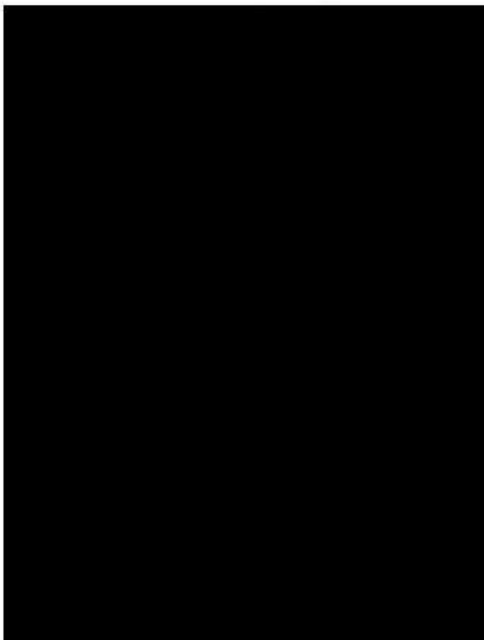
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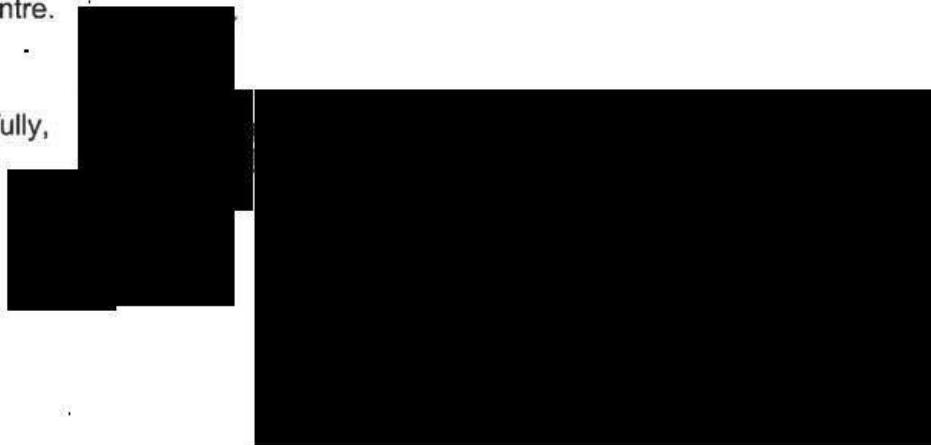
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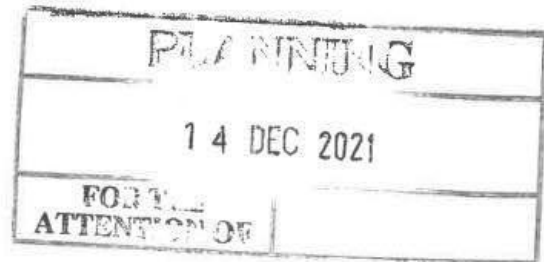
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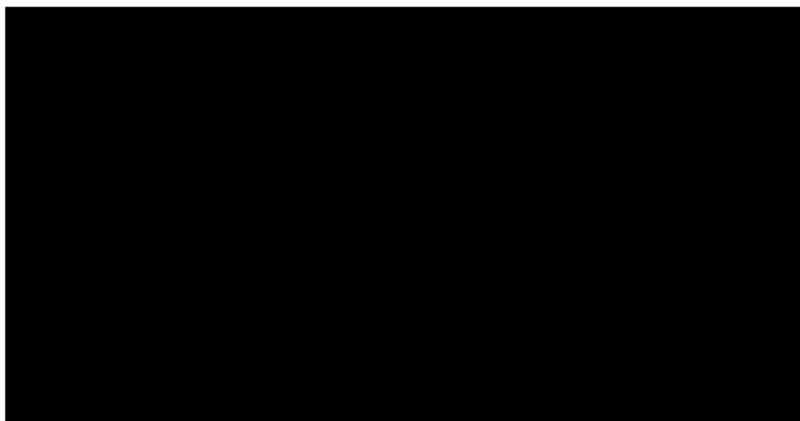
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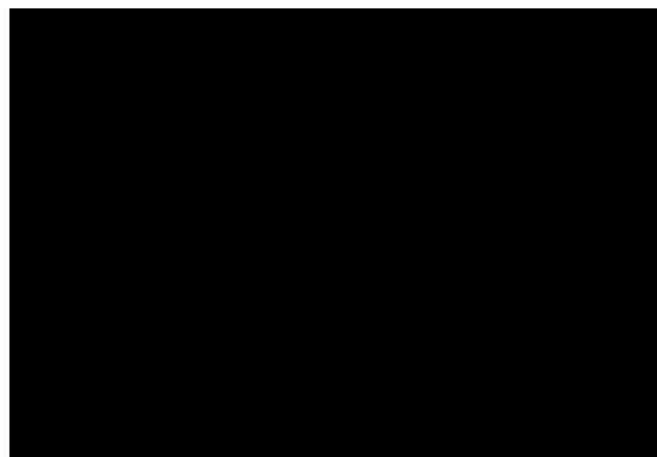
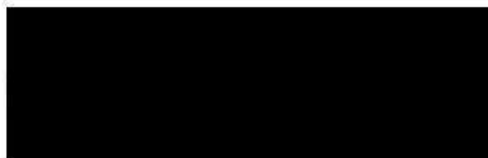
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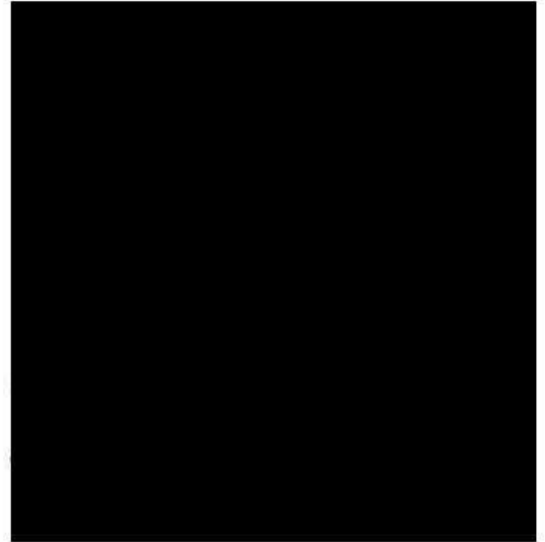
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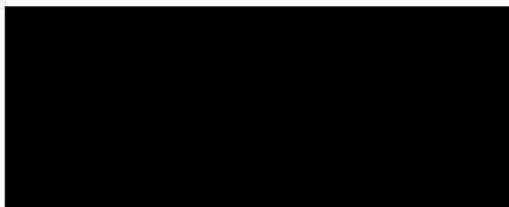
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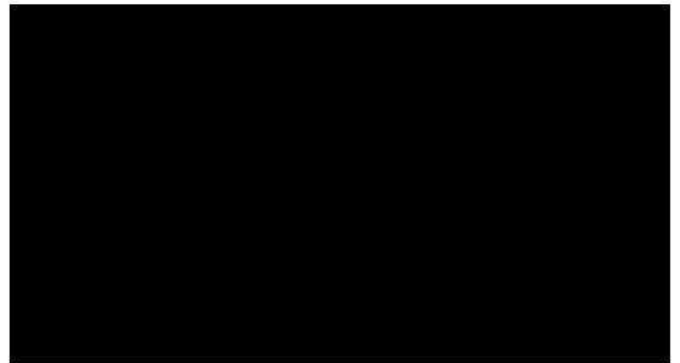
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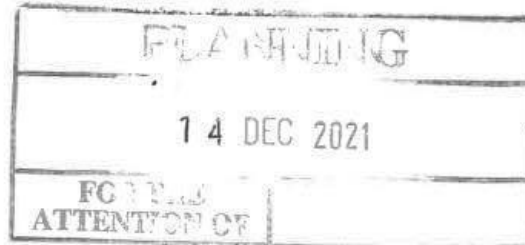
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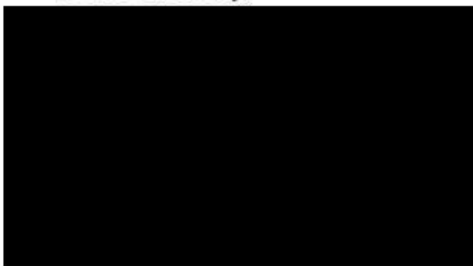
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PLANNING	
14 DEC 2021	
FC. 1113	ATTENTION OF

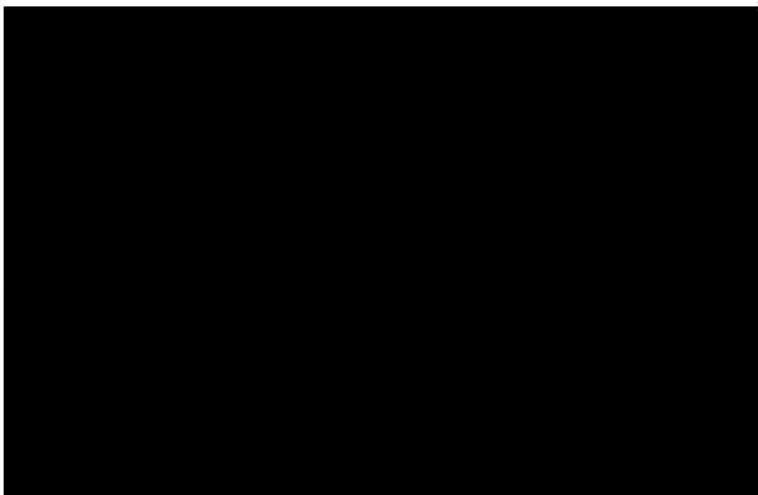
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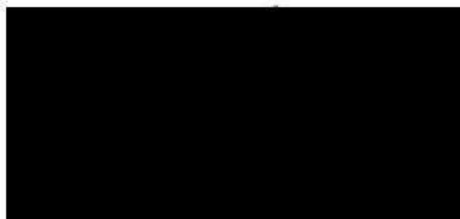
Re Planning Application 3/2021/1160 53-57 Berry Lane, Longridge PR3 3NH

I am writing to convey my full support for the above planning application to restore the shops damaged by fire and build new flats above.

As a [REDACTED], and a Longridge resident, I am saddened to see the blackened units on Berry Lane which I believe is having a detrimental effect on the town's retail trade, not only for footfall but the grim impression it gives suppliers of quality products who monitor their retailers and the image of surrounding areas.

In this image conscious world, the proposal to provide three new retail units and seven apartments will help to build an optimism that Longridge town centre, in my opinion, would greatly benefit from.

Yours faithfully



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 December 2021 16:06
To: Web Development; Planning
Subject: Planning Application Comments - 3/2021/1160

Title: [REDACTED]

First Name: [REDACTED]

Surname: [REDACTED]

Is your address in Ribble Valley?: Yes

Planning Application Reference Number: 3/2021/1160

Address of Development: 53 - 57 Berry Lane Longridge PR3 3NH

Your Comments: Whilst the proposal to refurbish the shop, in addition to the creation / improvements of five retail units on Warwick Street will enhance the visual aspects of the area, we are very concerned about the impact this will have on the volume and flow of traffic during and after the development.

The last few months have been horrendous with building and road works in and around Longridge, all have had a detrimental effect on trade. People have purposefully avoided the town and shopped elsewhere.

Where will those who currently utilise the roadside parking, park during and after the development is completed? There is restricted roadside parking for the existing residents and businesses located on Warwick Street. Many people park on Warwick Street and walk to work on Berry Lane.

Where will the new shop keepers' and their employees park?

Is provision adequate to receive and dispatch deliveries safely from the development? [REDACTED] in

██████████ and have first-hand experience of the parking and traffic flow problems in and around the town. As such, we moved the catering side of the business and provide staff parking.

Where will the residents of the seven new flats park?

What about parking for existing and new shoppers?

How will an inevitable squeeze on parking space impact residents and businesses?

We feel the development would do much to improve the local aesthetic; however, there ought to be consideration and provision made for the inevitable increase in vehicles that the development will bring.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 December 2021 12:56
To: Web Development; Planning
Subject: Planning Application Comments - 3/2021/1160

Title: [REDACTED]

First Name [REDACTED]

Surname: [REDACTED]

[REDACTED]

Planning Application Reference Number: 3/2021/1160

Address of Development: 53 to 57 Berry Lane Longridge PR3 3NH

Your Comments: Longridge Environment Group (LEG) would like to express support in principle for this planning application. It appears to make good use of a brownfield site and provides, what we assume to be, much needed affordable accommodation without the need to destroy more green spaces.

It is encouraging to see that the Design and Access Statement specifically states "to achieve a good level of sustainability" in the list of opportunities for the development. However, it is less encouraging to note that the application appears to give no information regarding how this will be achieved, in design, construction and in use.

In order for the government's climate change carbon commitments to be met, building regulations will demand much higher climate mitigation and adaptation levels (e.g. insulation and the elimination of fossil fuelled heating systems). We would encourage that these higher standards are implemented in this development at the outset to avoid the need for costly and inconvenient retrofits later on.

We would also encourage all available roof areas that are not north facing to be solar roofs. In addition to the environmental benefit, this would provide an ongoing financial benefit for the building owner with a very low up-

front cost.

We would also ask that sustainable, non-toxic and low carbon building materials are specified for the development.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 December 2021 23:22
To: Web Development; Planning
Subject: Planning Application Comments - 360265 437507

Title: [REDACTED]

First Name: [REDACTED]

Surname: [REDACTED]

[REDACTED]

Planning Application Reference Number: 360265 437507

Address of Development: 53-57 Berry Lane PR3 3NH

Your Comments: I agree with the proposal of the development. Please note this would enhance the property, and then continue to be a thriving part of the Longridge community.

To

Ribble Valley Borough Council,

Planning Department,

Council Offices,

Church Walk,

Clitheroe

Lancs.

BB7 2RA

F.A.O Adrian Dowd

PLANNING	
20 DEC 2021	
FOR THE ATTENTION OF	

16th December 2021

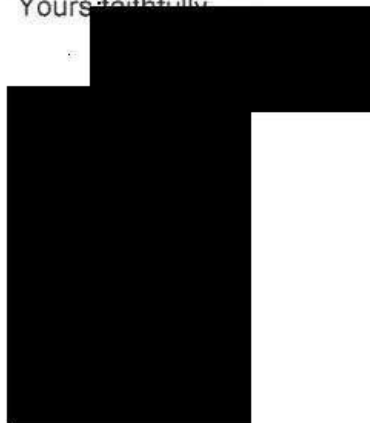
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Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.

To

Ribble Valley Borough Council,

Planning Department,

Council Offices,

Church Walk,

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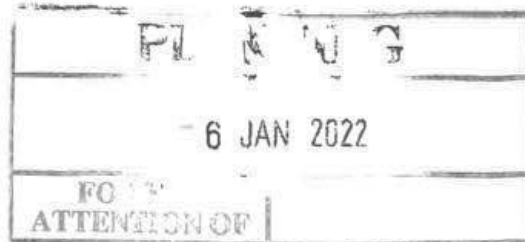
Yours faithfully,

[Redacted signature]

[Redacted name]

[Redacted address]

To
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Planning Department,
Council Offices,
Church Walk,
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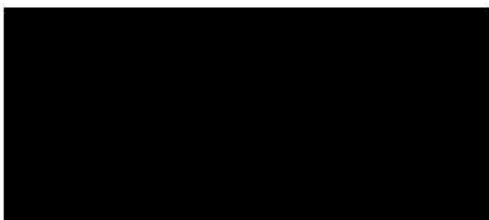
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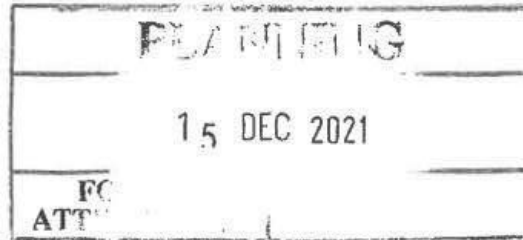
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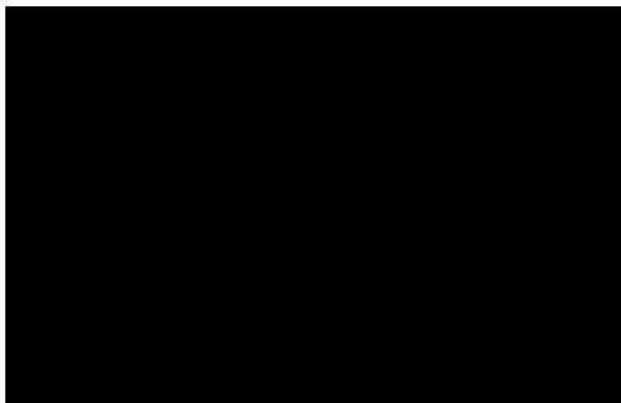
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Planning Department
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Your ref:

Our ref:

Date: 14 December 2021

Reply to:

F.A.O Adrian Dowd

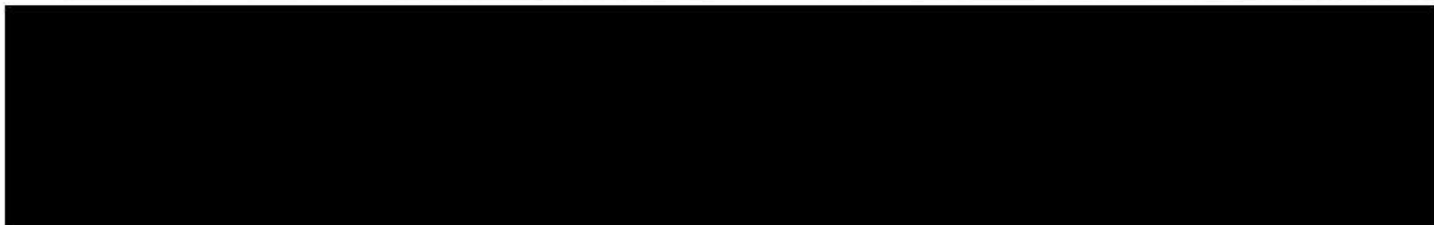
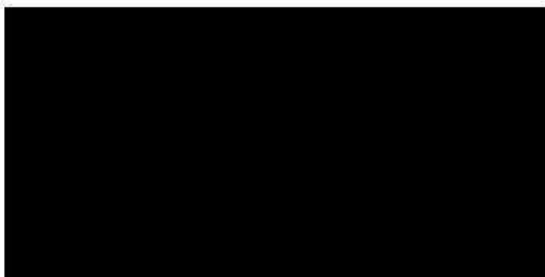
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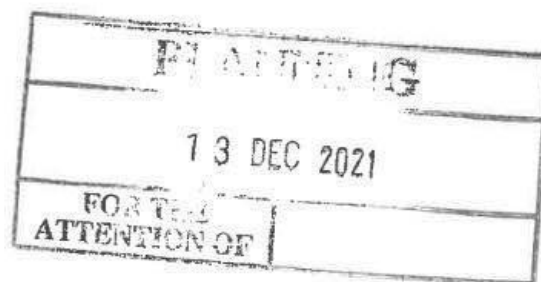
I would like to support the Planning Application to refurbish the shop recently damaged by fire and provide three new retail units and seven apartments in the town centre. I support the investment in the town, providing homes for first time buyers and those wanting to live in the town centre.

Yours faithfully,



08 December 2021

Ribble Valley Borough Council
Planning Department
Council Offices
Church Walk
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For the attention of Mr Adrian Dowd

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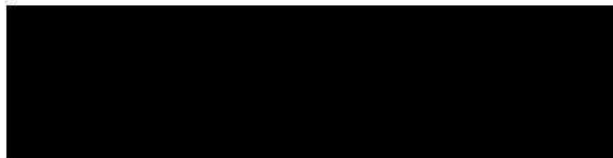
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I am writing to express my full support for the above planning application to refurbish the shop recently damage by fire and provide three new retail units and seven apartments in the town centre. The proposal will bring much needed investment into the town. The six one bedroomed flats and the two bedroomed flat will provide homes for people setting out on the housing ladder or those wanting to downsize and live close to the shops and community services centre.

Yours faithfully,



PLANNING	
13 DEC 2021	
FOR THE ATTENTION OF	

To

Ribble Valley Borough Council,

Planning Department,

Council Offices,

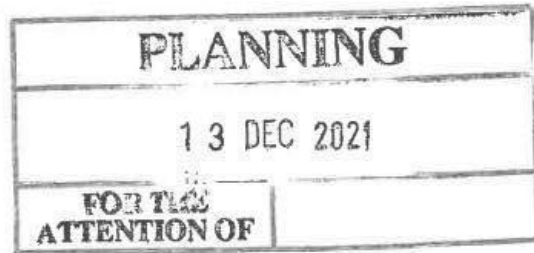
Church Walk,

Clitheroe

Lancs.

BB7 2RA

F.A.O Adrian Dowd



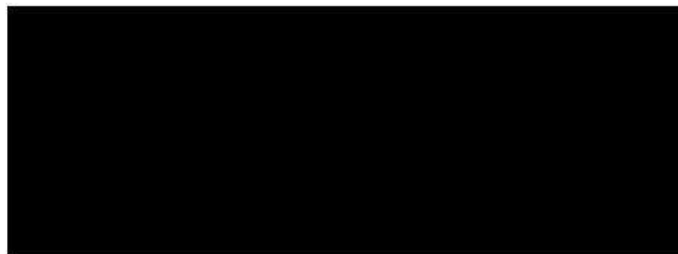
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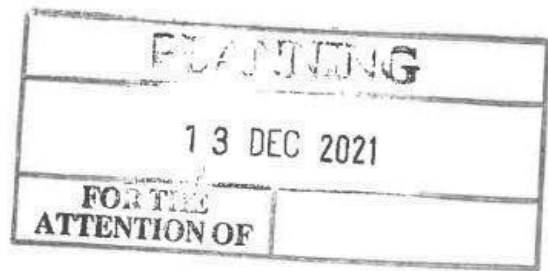
To

Ribble Valley Council

Planning Department

Clitheroe

F A O Adrian Dowd



Regarding planning Application 3/2021/1160 53- 57 Berry Lane

Dear sir

My wife and myself have just learnt about the above planning application and have decided to give are backing to the above.

We feel that it would certainly improve Neville St and provide more rentable accommodation in the centre of Longridge.

Which we feel is badly needed for single people and retiring people given that is in the heart of Longridge and would not affect the traffic on Berry Lane.

Yours Faithful



To

Ribble Valley Borough Council,

Planning Department,

Council Offices,

Church Walk,

Clitheroe

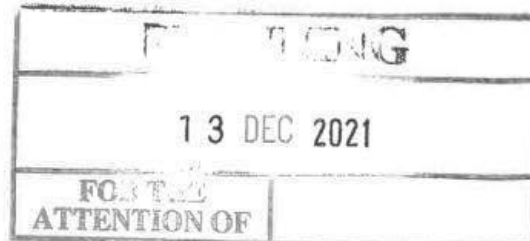
Lancs.

BB7 2RA

F.A.O Adrian Dowd



2. 11. 21



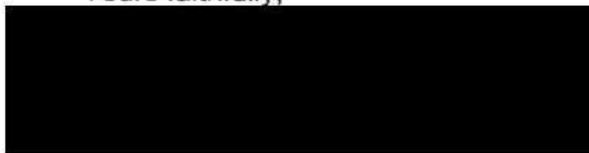
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Ribble Valley Borough Council,

Planning Department,

Council Offices,

Church Walk,

Clitheroe

Lancs.

BB7 2RA

F.A.O Adrian Dowd

2. 11. 21



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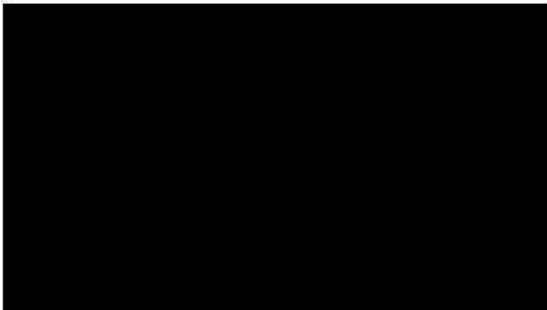
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Yours faithfully,

A large rectangular black box redacting the signature and name of the sender. Below it, a smaller rectangular black box redacts a line of text, likely a title or contact information.

Ribble Valley Borough Council,
Planning Department,
Council Offices,
Church Walk,
Clitheroe
Lancs.
BB7 2RA
F.A.O Adrian Dowd

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Yours faithfully,

PLANNING	
13 DEC 2021	
FC 11	ATTENTION OF

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 December 2021 16:13
To: Web Development; Planning
Subject: Planning Application Comments - 3/2021/1160

Categories: xRedact & Upload

Title: [REDACTED]

First Name: [REDACTED]

Surname: [REDACTED]

[REDACTED]

Planning Application Reference Number: 3/2021/1160

Address of Development: 53 to 57 Berry Lane, Longridge

Your Comments: The planning application for a three storey development is inappropriate in a conservation area and it will dwarf neighbouring properties. The properties on Berry Lane, behind this proposed development, will have serious loss of light to their properties.

The design looks like a series of warehouses and there are large windows to the rear which will overlook the properties on Berry Lane and impact on the privacy of these properties.

It is already impossible to park on Warwick Street during the day as cars are parked on both sides of the street. Where would additional cars from the flat dwellers park? It is ridiculous to suggest that the flat dwellers will only have a bicycle as means of transport.

If this development goes ahead there will be huge disruption to Warwick Street and the surrounding areas, not to mention the noise and dirt this will create. This is a very tight site. Where would the builders park their vehicles and store their equipment during the build?

[REDACTED] I am extremely concerned about loss of light [REDACTED]

[REDACTED]

From: Planning
Sent: 10 December 2021 09:52
To: Planning
Subject: [REDACTED]

Categories: xRedact & Upload

Already printed for file and forwarded to officer

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 December 2021 08:19
To: Web Development <webdevelopment@ribblevalley.gov.uk>; Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application Comments - 3/2021/1160

Title: [REDACTED]

First Name: [REDACTED]

Surname: [REDACTED]

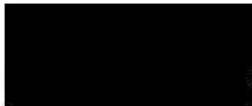
[REDACTED]

Planning Application Reference Number: 3/2021/1160

Address of Development: 53-57, Berry Lane, Longridge

Your Comments: I would like to register my Approval of the above Commercial/ Residential Application. The proposed development will provide a balanced mix of quality commercial & small residential units in the centre of Longridge (close to major bus routes & amenities) which is currently undergoing a massive period of housing development for larger homes. Single bedroom homes in the area are evidently in short supply. The town is a

valuable 'visitor destination' within the Ribble Valley, with a range of independent shops & businesses. There is a shortage of retail units, an empty shop in the town is a rare sight, proving they're in great demand. The development will enhance Berry Lane & particularly the rear aspect on Warwick St, which currently unsightly. I trust you will approve this well designed development which will without doubt enhance the conservation area & add significant retail footfall to existing & new businesses in & around Longridge.



From: Planning
Sent: 09 December 2021 16:50
To: Planning
Subject: REDACT AND UPLOAD Planning Application Comments - 3/2021/1160 53

Categories: xRedact & Upload

Already printed for file and forwarded to officer

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 8 December 2021 14:22
To: Web Development <webdevelopment@ribblevalley.gov.uk>; Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application Comments - 3/2021/1160 53

Title: 

First Name: 

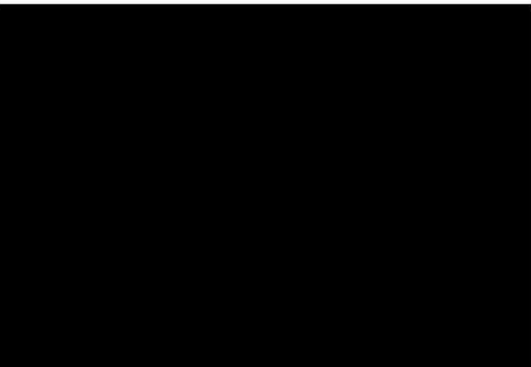
Surname: 

Is your address in Ribble Valley? 

lat:

lng:

Flat:


County:

uprn:

usrn:

ward:

Planning Application Reference Number: 3/2021/1160 53

Address of Development: 57 Berry Lane
Longridge

Your Comments: I'm happy to support this application. Longridge needs some really affordable housing.



Ribble Valley Borough Council

Planning Department

Council Offices

Church Walk

Clitheroe

Lancs.

BB7 2RA

F.A.O Adrian Dowd

Dear Mr Dowd

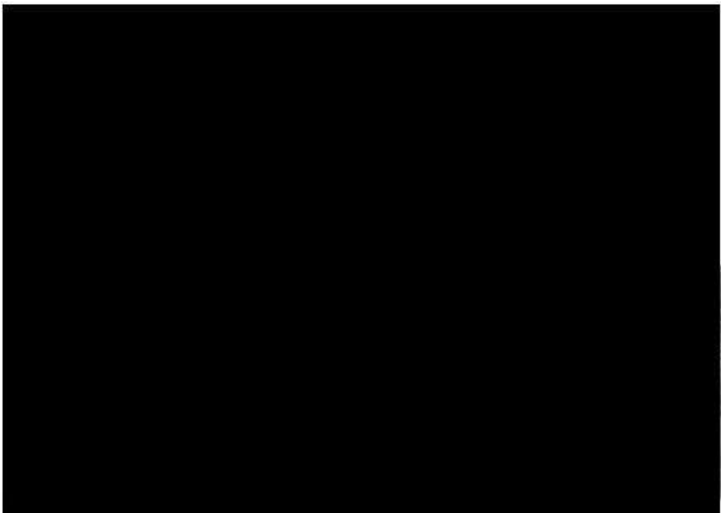
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I am writing to express my full support for the above planning application to refurbish the shop recently damaged by fire and provide three new retail units and seven apartments in the town centre. The proposal will bring much needed investment into the town. The retail units will provide a further reason for people to visit the town centre and the other businesses in Longridge will benefit in turn. The six one bedroomed flats and the two bedroomed flat will provide homes for people setting out on the housing ladder or those wanting to downsize and live close to the shops and community services centre.

On a personal note, I have always found the Swift family great supporters of Longridge in general and its businesses in particular. I know this investment will be carried out with the community in mind.

Yours sincerely



To
Ribbles Valley Borough Council,
Planning Department,
Council Offices,
Church Walk,
Clitheroe
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[Redacted signature]

[Redacted address block]

Clitheroe
Lancs
BB7 2RA