



Longridge Town Council

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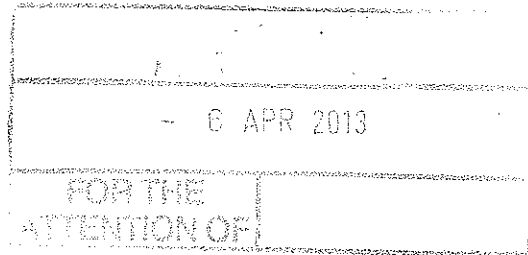
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Steven J Barsby
Town Clerk

25 March 2013

Ms Jane Tucker
Planning Department
Ribbles Valley Borough Council
Council Offices, Church Walk
Clitheroe, Lancashire
BB7 2RA



Dear Ms Tucker,

Re: Consultation on planning applications – response from Longridge Town Council.

Application No.	Location
3/2013/00136 (in lieu of 3/2012/0664P)	2 Halton Place, Longridge, PR3 3RJ
Planning Officer	Graeme Thorpe
Proposal	
Formation of new four bed attached house on side of existing property on garden area in lieu of approved two storey extension.	
Town Council Comments	
The Council has concerns about this application on the basis that the scale and character of the development cannot realistically be in lieu of the approved two-storey extension. Councillors are concerned about the over massing of development on this confined site. There should be full consultation with neighbours, and if approved, matching materials should be used.	

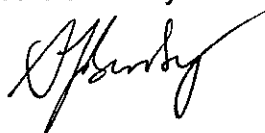
Application No.	Location
3/2013/0145	Auction Rooms, Towneley Road, Longridge, PR3 3EB
Planning Officer	Graeme Thorpe
Proposal	
Demolish existing auction room and builders yard buildings on the site. Replace with 9 light industrial / starter business units with parking.	
Town Council Comments	
The Council, while welcoming the potential for job creation, objects to this application on the following grounds:-	
- The plans do not take into account the significant gradient across the site, and this has the effect of giving a false impression of the height of the perimeter wall. - The perimeter wall is excessive in height and as such is considered to be completely incongruous to the setting and unsympathetic to the neighbouring residential properties. It is suggested that such extensive walling is not needed.	

- The layout as proposed is also unsympathetic to the neighbouring properties, and a reconfiguration is required; for example reversing the positions of the industrial units and the parking spaces would be a much more sympathetic alignment in the interests of neighbouring residential properties. The industrial units are of poor design particularly with regard to the visual impact of the roof from neighbouring properties, and the proposed height of the units is considered to be excessive and lead to inappropriate applications in the future to extend to a second storey.
- There is concern about aspects of access and egress from the site for vehicles, particularly larger commercial vehicles. Towneley Road is a relatively busy road as it serves a large residential care / sheltered accommodation facility for elderly people, and street parking spaces are at a premium during the day. In addition other nearby planning approvals will also increase the pressure on street parking. It is anticipated that there could be significant difficulties for larger vehicles turning into and out of the site, and free access by emergency vehicles may be interrupted as vehicles manoeuvre on and off the site.

Application No.	Location
3/2013/0167	5 Oakway, Longridge, PR3 3HD
Planning Officer	Claire Booth
Proposal	
Single storey rear extension for additional living space.	
Town Council Comments	
It was resolved that the Council has no objection to this application on the basis that neighbours are fully consulted, and sympathetic materials are used.	

Application No.	Location
3/2013/0181	1 Hazel Grove, Longridge, PR3 3HG
Planning Officer	Stephen Kilmartin
Proposal	
Single storey rear extension to provide a paint studio.	
Town Council Comments	
The Council has no objection to this application on the basis that neighbours are fully consulted, and sympathetic materials are used.	

Yours sincerely



Steven J Barsby
Town Clerk