

Jane Tucker

Subject: FW: 3/2011/0662 Fort Vale - R&D building - 3/2011/0649 Fort Vale Hybrid outline planning application

From: RYLA [mailto:ryla1190@talktalk.net]

Sent: 29 September 2011 10:09

To: Sarah Westwood

Subject: RE: 3/2011/0662 Fort Vale - R&D building - 3/2011/0649 Fort Vale Hybrid outline planning application

Simonstone Parish Council sorry my usual format was not available as my usual computer appears to have a fault

Roger Hirst

Clerk to Simonstone Parish Council

From: Sarah Westwood [mailto:Sarah.Westwood@ribblevalley.gov.uk]

Sent: 28 September 2011 10:42

To: ryla1190@talktalk.net

Subject: RE: 3/2011/0662 Fort Vale - R&D building - 3/2011/0649 Fort Vale Hybrid outline planning application

With regard to the comments expressed below please can you confirm exactly who you are making representations on behalf of and provide a name and postal address

Regards

Sarah

Sarah Westwood

Senior Planning Officer

Ribble Valley Borough Council

Church Walk

Clitheroe

BB7 2RA

Telephone Number : 01200 414516

Email : sarah.westwood@ribblevalley.gov.uk

From: RYLA [mailto:ryla1190@talktalk.net]

Sent: 21 September 2011 13:54

To: Sarah Westwood

Subject: 3/2011/0662 Fort Vale - R&D building - 3/2011/0649 Fort Vale Hybrid outline planning application

App... App. 3/2011/0662 Fort Vale – R&D building.

No objections

App. 3/2011/0649 Fort Vale Hybrid outline planning application.

Comments to be raised with RVBC and applicant.

1. **Adequacy of parking.** – The proposal removes extensive parking area from the front of the development but no alternative has been provided. This is a concern as already both sides of the roadway are in constant use during the day for parking of vehicles.
2. **Highway safety** – There is no mention of preventing parking on either side of the new

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entrance to the park to enable visible safe access and egress of vehicles.

3. Noise and disturbance. This has been addressed for the phase two proposal but type of use of the units needs to be considered closely for phase 3, due to the close proximity to dwellings on Railway Terrace.
4. Overlooking and loss of privacy. – This has been addressed for the phase two proposal but again this will be a potential issue with the Phase 3 building directly opposite No.1 and 2 Railway Terrace.
5. Would the applicant be able to consider planning to build the 'tree screening' on the roadside adjacent to Railway Terrace as part of phase 2 to allow it to mature before phase 3 is commenced and so improve the visual outlook?
6. Has consideration been made to potential storage of hazardous materials within the Phase two and Phase three proposals?

Summary.

The Parish Council is overall in favour of these outline proposals that have been highly researched by the applicant, provided that further attention is made to the car parking and highway safety issues raised with regards to the new site entrance and visual impact on No. 1 & 3 Railway Terrace being taken into account.

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