

4529
CS

Jane Tucker

From: Colin Sharpe
Sent: 22 November 2011 16:04
To: Jane Tucker
Subject: FW: Consultation on planning application 3/2011/0833 Prestons Yard, Longridge Road, Chipping

From: Hornby, Mark [mailto:Mark.Hornby@lancashire.gov.uk]
Sent: 22 November 2011 15:40
To: Colin Sharpe
Subject: FW: Consultation on planning application 3/2011/0833 Prestons Yard, Longridge Road, Chipping

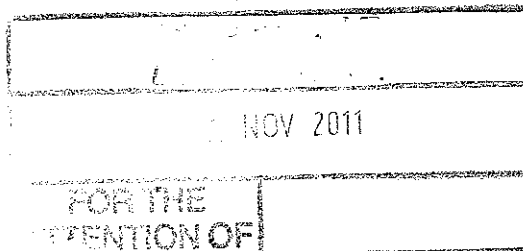
Colin

I would recommend a refusal of this application in its present form on highway safety grounds. The two four bedroom properties have built in garages but with only approximately 3 metres and 3.5 metres respectively between the garage doors and the back of the pedestrian footway. This is insufficient to allow vehicles to pull clear of the highway and footway when entering the driveways and would be a safety hazard to pedestrians and traffic on Longridge Road. A clear 5 metre distance from the back of the footway to the garage doors would be the minimum acceptable.

I am pleased to note that the applicant has shown the existing footway to the south west side of the plot being extended along the frontage of the proposed dwellings and would not accept the removal of this to achieve a 5 metre distance from highway boundary to garage door. If the applicant can modify the proposal so that from the existing kerbline of Longridge road there is a 1.5 metre pedestrian footway and then a 5 metre length of driveway to the door of any proposed garages then I would have no objection in principle to the proposals, subject to the usual conditions relating to gates, surfacing and so forth.

Regards

Mark Hornby BEng MSc MCiHT
Principal Engineer (Traffic & Development)
Environmental Services East
Lancashire County Council
T: 01254 828052
M: 07891 238303
www.lancashire.gov.uk



From: Nugent, Martin
Sent: 31 October 2011 12:16
To: Hornby, Mark
Subject: FW: Consultation on planning application 3/2011/0833 Prestons Yard, Longridge Road, Chipping

22/11/2011

From: ENV EPP Customer Service Area East

Sent: 28 October 2011 14:49

To: Nugent, Martin

Subject: FW: Consultation on planning application 3/2011/0833 Prestons Yard, Longridge Road, Chipping

Will log

Cath Thompson
District Lead Officer - Hyndburn
Customer Service and Business Support *Area East
Environment & Public Protection Services
Lancashire County Council
Willows Lane
Accrington
BB5 0RT

Tel: 01254 770982

Fax: 01254 770987

e-mail address: cath.thompson@lancashire.gov.uk

From: Jane Tucker [<mailto:Jane.Tucker@ribblevalley.gov.uk>]

Sent: 28 October 2011 14:38

To: ENV EPP Customer Service Area East

Subject: Consultation on planning application 3/2011/0833 Prestons Yard, Longridge Road, Chipping

<<11 0833 form and proposal pdf>> <<11 0833 consult highways pdf>>

Jane Tucker| Planning Reception|

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA

T: 01200 414499| F: 01200 414487| E: jane.tucker@ribblevalley.gov.uk| W:

www.ribblevalley.gov.uk

This e-mail contains information intended for the addressee only

It may be confidential and may be the subject of legal and/or professional privilege

If you are not the addressee you are not authorised to disseminate distribute, copy or use this e-mail or any attachment to it

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing the content cannot be taken to form a contract or to be an expression of the County Council's position

Lancashire County Council reserves the right to monitor all incoming and outgoing email

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments

Lancashire, a place where everyone matters

22/11/2011