



RIBBLE VALLEY
BOROUGH COUNCIL

03 SEP 2012

FOR THE
ATTENTION OF

For office use only

Application No

Date received 3.9.12

Fee paid £ 40.00 Receipt No: 16513

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: **MR** First name: **JOHN**
Last name:
Company (optional): **FIELDING**
Unit:
House number: **1** House suffix:
House name: **GREENDALE VIEW**
Address 1: **MAIN STREET**
Address 2: **GRINDLETON**
Address 3:
Town: **CLITHEROE**
County:
Country:
Postcode: **BB7 4QY**

2. Agent Name and Address

Title: **MR** First name: **STEPHEN**
Last name: **BIALECKI**
Company (optional):
Unit:
House number:
House suffix:
House name: **ROSEDALE**
Address 1: **BACK LANE**
Address 2: **GRINDLETON**
Address 3:
Town: **CLITHEROE**
County:
Country:
Postcode: **BB7 4RZ**

3. Description of the Proposal

Please describe the proposed development, including any change of use:

PROPOSED ALTERATION OF EXISTING HIGHWAY BOUNDARY,
AND FORMATION OF 6 OFF STREET CAR-PARKING
SPACES FOR THREE PROPERTIES, INCLUDING
DEMOLITION OF EXISTING BUS-SHELTER, REPLACING
WITH MODERN BUS-SHELTER FRAME.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: **1-243** House suffix:

House name:

Address 1: **GREENDALE VIEW**

Address 2: **GRINDLETON**

Address 3:

Town: **CLITHEROE**

County:

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☒ Yes ☐ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

DRAWINGS NO 5005,647.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

SEE DRAWINGS NO 5005,647.

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

SEE DRAWINGS NO 5005,647.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	STONE	STONE	☐	☐	
Roof			☒	☐	
Windows			☒	☐	
Doors			☒	☐	
Boundary treatments (e.g. fences, walls)	STONE	STONE	☐	☐	
Vehicle access and hard-standing	CONCRETE PAVING	SELECTED CONCRETE STONE	☐	☐	
Lighting			☒	☐	
Others (please specify)		NEW MODERN FRAME BUS-SHELTER	☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DRAWINGS NO 5005, 6 & 7.

DESIGN 4.) ACCESS STATEMENT

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	6	4
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

N/A

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☒ Soakaway ☐ Pond/lake
☐ Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

15. Existing Use

Please describe the current use of the site:

DOMESTIC GARDEN WITH ACCESS STEPS

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?
DD/MM/YYYY
(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Social Rented

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Social Rented

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Intermediate

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Intermediate

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Key worker

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Key worker

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Total proposed residential units (A + B + C + D) =

Total existing residential units (E + F + G + H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐				
Please specify	☐				
	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	111A			
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	111A			

22. Site Area

Please state the site area in hectares (ha)

0.02

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served
PUBLIC REALM RIBBLE VALLEY. L.C.C. ENVIRONMENTAL SERVICES. WHALLEY DEPT.		03/09/12
	Rydlower Lane	

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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25. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATED**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

Certificate A cannot be issued for this application

All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

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Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

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AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

03/09/12

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:



The correct fee:



3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



3 copies of a design and access statement:



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



3 copies of other plans and drawings or information necessary to describe the subject of the application:



3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

**27. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

03/09/12

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):
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Country code:	Fax number (optional):
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Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):
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Country code:	Fax number (optional):
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Email address (optional):

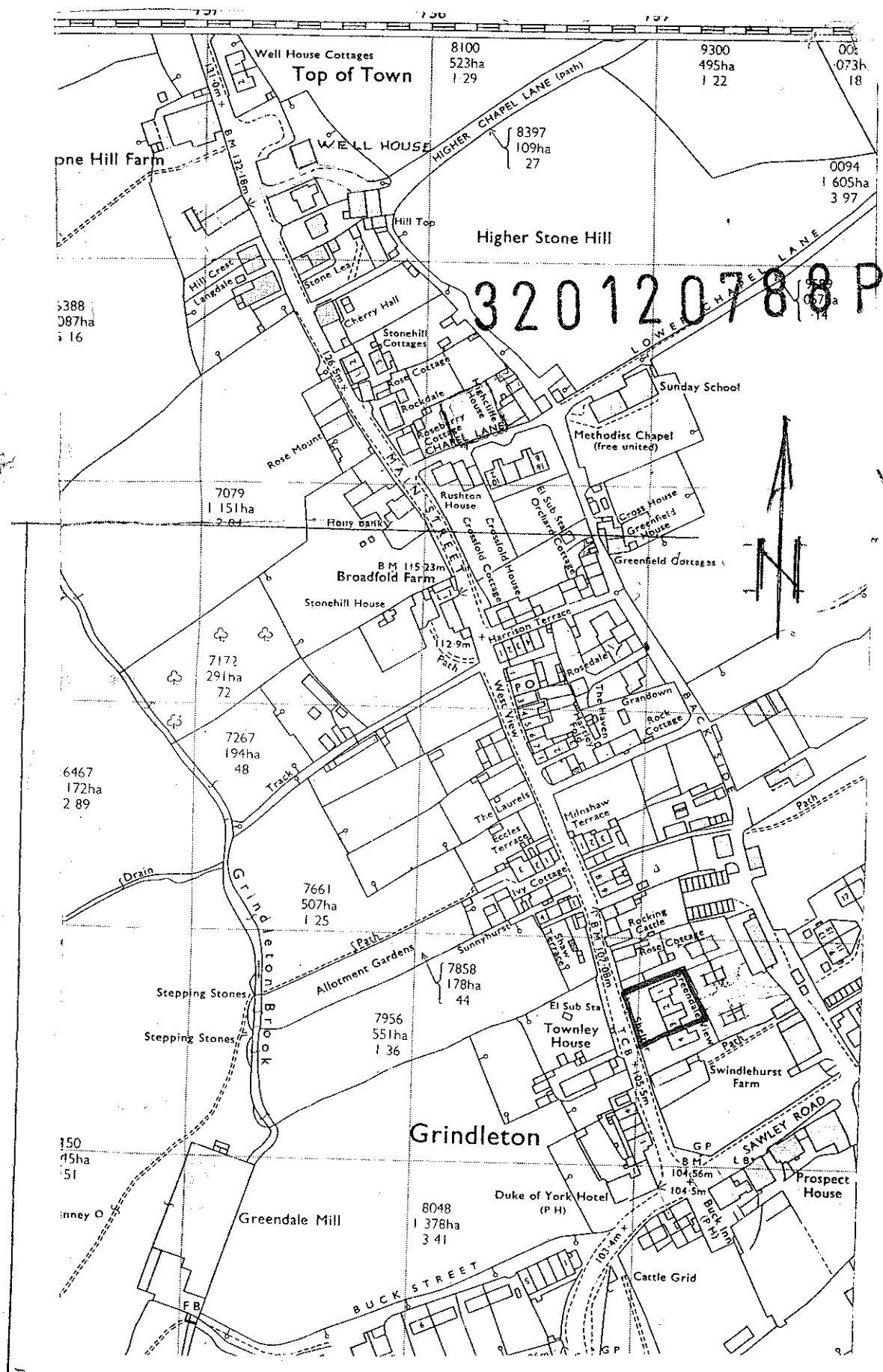
30. Site VisitCan the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ NoIf the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



LOCATION PLAN (1-1250)

320120788P

PROPOSED
ACCESS AND CAR PARKING
ON LAND AT
1.2 & 3. GREENDALE VIEW
MAIN STREET
GRINDLETON

DESIGN AND ACCESS STATEMENT

fs 22/02/12

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SITE DESCRIPTION

Greendale View is a terrace of four modern properties set back and elevated from the highway approximately 15.0m and 2.0m respectively.

The properties are separated from the highway by a 1.10m high stone wall and Hawthorn Hedge which are deemed characteristic of the conservation area.

The boundary wall of Greendale View has been broken in the past at the north end by the creation of a hard standing, serving a garage at Rose Cottage the immediate neighbouring property.

Also two parking bays serving 1 Greendale View and pedestrian access steps serving the four properties

The wall has also been breached by the construction of a recessed bus shelter constructed approximately twenty years ago.

Pedestrian access to 1 Greendale View is via steps from the east wall of the car parking bays.

Pedestrian access to 2-3 Greendale View is via a footpath to the north side of the bus shelter running the full length of the properties splitting the front gardens. There is a Hawthorn Hedge to the west side of the footpath enclosing the front section of garden by virtue of its isolation to the properties and close proximity to the highway, this front section of garden is seldom used.

Pedestrian access to 4 Greendale View is from a gate access through the boundary wall which was subject to recent Planning Permission.

PLANNING HISTORY

Two past planning applications have been refused, application No 3/05/0251/P for off road parking and disabled ramp to 1 Greendale View and the creation of off street parking to 2 & 3 Greendale View. In both cases it was deemed detrimental to highway safety and visual amenity of the conservation area, relating to Policies G1, ENV16 of the Ribble Valley District Local Plan.

sf 23/00/12

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There has also been recent Planning Applications from the owner of 4 Greendale View applying for off street parking , refused at local level and appeal to the Planning Inspectorate.

As we understand principle concerns relate to breaching the boundary wall in a conservation area

There have been successful Planning Applications for rear 2 storey extensions to all the properties which have been implemented.

ASSESSMENT

1,2& 3 Greendale View are owned by Mr J Fielding he lives with his family at No 1 and rents No 2 & 3 long term

No 4 Greendale View is owned and occupied by Mrs J Batemen . In recent times due to planning refusals for off street parking has successfully secured Planning Permission for pedestrian access directly onto her land via the highway and implemented the permission. Including permanently fencing off her original access through the gardens of 1 2 & 3 Greendale View.

In practical terms relinquishing her right of access through neighbouring gardens in favour of the better option and direct access to the highway from her own land.

On the 13th April 2009 we wrote to the council Planning Department and Highways requesting advise and comments relating to creating individual "Off street car parking" for the four properties , planning responded on the 22nd June 2009 (see both letters attached)with no encouragement to submit a formal application We are unsure whether highways had comments

As previously stated we understand planning have concerns relating to removal of the stone wall separating the highway.

Never the less car parking is a recognised problem in the village and if a house holder has land to provide appropriate off street parking , then all the better for the village.

The existing bus shelter by virtue of its enclosed design is not always used for its intended purpose and has become a long standing health hazard , as a consequence despite weather conditions , bus passengers wait on the adjacent footpath.

8/12
20/08/12

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The existing off street parking arrangement to 1 Greendale View is in the form of an open plan compound with concrete paving stones forming the hard standing. The bus shelter has a shallow sloping roof and separated from 1 Greendale View car parking by access steps constructed out of pre cast concrete stones with a collective length of 11.0m for the three elements.

The visible impact can be considered ad-hoc and unsightly considering its prominence on Main Street and worthy of better.

PROPOSALS

Greendale View properties command long front gardens between their west facing building line and the highway which will allow off street car parking without compromising amenity garden space in this case adequate considering large gardens to the rear.

Therefore parking for six cars with a new access and turning space is proposed between the existing boundary wall and a new wall set back.

To allow the works the existing bus shelter shall be demolished and replaced with a new modern frame located on the existing footpath

SEQUENCE OF OPERATIONS

- 1 Construct the new bus shelter allowing weather protection and use at all times
- 2 Demolish the existing bus shelter and cart away to tip
- 3 Excavate to design levels forming the car spaces, access road and turning head cart spoil to tip.
- 4 Construct a stone wall behind the existing highway wall to retain the Hawthorn Hedge.
- 5 Extend existing highway wall north of the proposed access with backing wall and hawthorn planting to match existing.
- 6 Construct stone wall retaining existing garden from new car park with stone access steps and refuse bin storage, recesses hawthorn planting to full linear length
- 7 Kerb stones separating shrubbery spaces from parking and access area
- 8 Drop kerb to existing footpath
- 9 Selected compacted sandstone surface to the access and parking areas allowing natural surface water drainage

22/08/12
S/P

320120788P

DESIGN CONSIDERATIONS

As previously mentioned in this statement the 11.0m run of ad-hoc openings shall be replaced by 7.0m of stone boundary wall to match the existing coupled with a new 4.0m wide vehicular access to serve the three properties.

The un-sightly bus shelter replaces a modern frame from Lancashire County Council nominated suppliers matching the norm for the area stipulated as a condition.

Proposed hawthorn hedges show a visible graduation of landscape emulating the previous hedges providing security and privacy to the car park.

Planting to the shrubbery beds to be conditioned.

SUMMARY

The structural design alterations can only be defined as significant improvements to the visible impact of this prominent location of Main Street and provide 4 additional off street car parking spaces without loss of existing on street parking and decreasing demand for the location.

We hope the Planning Department appreciate the opportunity of resolving car parking for the three properties without compromising policy demand and look at the application favourably

sh 22/05/02



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13th April 2009

R.E. CREATION OF NEW OFF – ROAD PARKING AT
GREENDALE VIEW, GRINDLETON. 1-3

Greendale View is a terrace of four modern properties set back but elevated above Main Street ..

The properties are enclosed at the road side boundary by a low stone wall with hedging above which is deemed characteristic of the conservation area.

The enclosure of Greendale View has been broken in the past at the north end by the creation of a garage access at Rose Cottage, a parking bay at No 1 and adjoining bus stop shelter.

Two planning applications have since been refused including application No 3/05/0251/P for off road parking and disabled ramp and application No 3/05/025/P for the creation of new off road parking at the front of 2 and 3 in both cases it is stated would be detrimental to highway safety and visual amenity of the conservation area Policies G1 and ENV16 of the location plan.

Pedestrian access to No 1 is via its parking space access to 2-3 and 4 is via a footpath to the north and back of the bus shelter

1,2, and 3 Greendale View are owned by J Fielding , No 4 by J Bateman, both owners have recently secured Planning Permission for 2 storey extensions to the rear of 2,3, and 4.

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During the process of securing planning to the rear both parties discussed the issue of "Off Street Parking " for each property with a joint venture application being considered in the near future.

In the meanwhile J Bateman was minded to submit an application for off street parking to her property Application No 3/2009/0256/P

Having viewed the application at the Council Offices , we note a single car space reversing on to the highway . If the application was successful, we presume a precedence has been made and a similar application for 2 and 3 would be considered favourably.

However we take the view three additional openings may accentuate the loss of character to the conservation area by creating a feature of random openings through the stone wall as a whole.

Therefore the issue of off street parking to the four properties should be addressed collectively and in this instance a far easier challenge because 3 of the properties are in sole ownership.

Refer to draft scheme No 004 and 5 illustrating a layout , elevation and section for consideration.

The principle issues to address relate to the wall and hedge , car manoeuvrability, and the bus shelter.

The scheme shows two principle openings covering four access points , 6.30m for each opening totalling 12.60m substituting the collective length of 11.0m for the existing car space to No 1 , access footpath and bus shelter a compromise of 1.60m

CAR MANOEUVRABILITY

The properties have substantial front gardens, allowing a car space with turning head to vacate the site in forward gear, without compromising garden space or highway safety.

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WALL AND HEDGE

The wall would be reduced by 0.10m forming the wall 1.0m high maximum . A replacement Hawthorne Hedge (or similar green leaf hedge) would be planted as shown set back from the front wall in sections, collectively over the full wall length. It should be noted there is presently no hedge behind car spaces to No 1. Visibility splays would be in tack, but most of all no compromise to the street scene by virtue continuity of the wall and hedge over its full length.

BUS SHELTER

The existing bus shelter is not used for its intended purpose, because it is frequently used as a toilet, despite weather conditions, bus passengers wait on the footpath.

A new bus stop would be positioned centrally to the wall length at the boundary of 2 and 3. In the form of a small wall recess (if necessary) and the erection of a custom made shelter, the same as local shelters recently erected.

SUMMARY

The bus shelter would be central about the wall length with new openings symmetrical about the centre providing a pleasing effect.

Drop kerbs to the proposed openings would be within the bus stop mark lines on the road which prohibit car parking, therefore the scheme does not deprive precious current off street parking , Wheelie bins would be placed at the end of each turning head out of sight .

The draft scheme is for illustration purposes and subject to fine tuning, further to advise from Planning and Highways

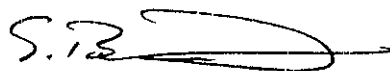
If a scheme was to go ahead the applicant appreciates it would be at no cost to highways.

Confirming , we do object to Application No 3/2009/0256/P because we believe it is not the best way forward in the interest of a prominent feature wall of Main Street, Grindleton

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We look forward to your views and advise accordingly

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Bialecki', with a stylized flourish extending to the right.

S. BIALECKI

c.c. Martin Nugent (Highways)

