

Jane Tucker

From: Claire Booth
Sent: 06 February 2013 16:21
To: Jane Tucker
Subject: FW: 3/2012/1116 Salthill Road Clitheroe

From: Lewis, Trevor [mailto:Trevor.Lewis@lancashire.gov.uk]
Sent: 06 February 2013 14:22
To: Claire Booth
Subject: 3/2012/1116 Salthill Road Clitheroe

Dear Claire,

Please note the following comments on this application.

In terms of LCC's parking guidelines, a maximum of 3 on-site parking spaces are permitted for 90 sqm. of office floor area. Two on-site parking spaces are indicated on the drawings and I would accept this number of parking spaces as being sufficient.

The layout of the rear yard indicates there are two parking spaces; but the parking spaces are shown by the image of a car in each proposed parking space. These spaces are in fact much smaller than the recommended size of parking bay, which is 2.4m by 5m.

Please ask the developer to show that there is sufficient space on site for two regular sized parking spaces. There should also be space for vehicles to turn around within the property and drive out in forward gear.

There is a high demand for parking in the locality at present, and the many businesses in the locality contribute to the local roads being fairly busy with commercial traffic, including delivery vehicles etc. Consequently I consider that my request for on-site parking is not unreasonable, in order to limit inappropriate parking on the highway.

I would have an objection to this application if the developer does not provide a realistic proposal for parking as requested above.

I have noted the additional submissions made by the developer and agent. I am concerned that once granted, there will be nothing to stop the owner selling the property to another organisation, and this will probably result in a different way of working with different parking requirements. Unless conditions can be applied to any planning consent you may decide to grant to ensure that subsequent owners of the property adhere to the ways of operating of this developer, my objection would remain.

Please add the following conditions to any planning consent you may decide to grant.

Condition.

The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and the vehicular turning space shall be laid out and be available for use before the development is brought into use. Reason: Vehicles reversing to and from the highway are a hazard to other road users.

Note.

This consent requires the construction, improvement or alteration of an access to the public

highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Ribble Valley District Highways Office, Lancashire County Council, Riddings Lane, Whalley BB7 9RW (tel. 0845 0530011) and quote the planning application number.

Regards,

Trevor Lewis
Traffic and Development Engineer
Highways District Office (Pendle)
Lancashire County Council;
01282 475583
www.lancashire.gov.uk.

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