

Jane Tucker

From: Colin Sharpe
Sent: 25 February 2013 14:04
To: Jane Tucker
Subject: FW: 3/2013/0004 Four dwellings, Nethertown Close, Whalley

From: Lewis, Trevor [mailto:Trevor.Lewis@lancashire.gov.uk]
Sent: 18 February 2013 11:08
To: Colin Sharpe
Subject: 3/2013/0004 Four dwellings, Nethertown Close, Whalley

Dear Colin,

I have some concerns regarding this application.

I would ask for three on-site parking spaces for each of these four bedroom dwellings. Plot four is provided with 4 parking spaces which is acceptable. According to the 'proposed housing schedule' on drawing WHA/01 Dwg 04A, Plots 1 to 3 are provided with 2 on-site parking spaces, and this is insufficient parking. It is not clear from the layout drawing, where these parking spaces are located, and I would ask for clarification on this. Insufficient on-site parking for this development will result in inappropriate parking on Nethertown Close and Mitton Road which will adversely affect highway safety.

Parking spaces numbered 1 and 2, would appear to have insufficient space to reverse and turn within the access track, and this appears to be impractical as drawn.

I would ask for works to be carried out at the junction of the access track and Nethertown Close to rationalise this access. The access track should be a minimum of 4.5m wide, for a minimum distance of 6m from the edge of the Nethertown Close carriageway. This work should include some provision for pedestrians at this junction.

The existing access track should be surfaced, at least as far as the drive way to plot 4 from the junction with Nethertown Close.

Please ask for a revised drawing which I can consider. I would have an objection to this application if these concerns are not satisfactorily resolved.

Regards,

Trevor Lewis
Traffic and Development Engineer
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Lancashire County Council;
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25/02/2013