

07 MAR 2013

Jane Tucker

From: Adrian Dowd
Sent: 06 March 2013 12:17
To: Jane Tucker
Subject: FW: 3/2013/0111 - Eaves Hall Moor Lane West Bradford Lancashire BB7 3JG - Proposed conversion of outbuildings to provide residential accommodation

From: Patel, Uday [mailto:Uday.Patel@lancashire.gov.uk]
Sent: 06 March 2013 12:15
To: Adrian Dowd
Cc: planning
Subject: FW: 3/2013/0111 - Eaves Hall Moor Lane West Bradford Lancashire BB7 3JG - Proposed conversion of outbuildings to provide residential accommodation

Adrian Dowd,
My apologies, I typed wrong e mail address and name to the below e mail.
Thanks

Uday Patel

Developer Support
(Environment Directorate - Lancashire Highway Services)

From: Patel, Uday
Sent: 06 March 2013 12:13
To: 'adrian.thorpe@ribblevalley.gov.uk'
Cc: 'planning@ribblevalley.gov.uk'
Subject: 3/2013/0111 - Eaves Hall Moor Lane West Bradford Lancashire BB7 3JG - Proposed conversion of outbuildings to provide residential accommodation

Adrian Thorpe,

Planning Application Reference: 3/2013/0111

Proposal: Proposed conversion of outbuildings to provide residential accommodation (stables conversion to three units and motor house conversion to two units), with associated provision of car parking and hard and soft landscaping to courtyard areas.

Location: Eaves Hall Moor Lane West Bradford Lancashire BB7 3JG

The proposed development is conversion of outbuildings to provide the residential dwellings. It is noticed that there is already an existing access to the property. Within the curtilage of the property there are buildings which were used as stable blocks and there are buildings which were used as motor homes. These buildings are now proposed to be converted into residential dwellings. The existing stable block is proposed to be converted in to 3 separate residential dwellings. One dwelling is of 1 bed room, second dwelling is of two bed room and third dwelling is of 3 bedrooms. Existing motor home is converted in to two separate dwellings. One dwelling is of 2 bed room and another is of 3 bed room.

As per JLSP parking standard guidelines, 2 bed room dwelling will require 1 parking space and 3 bed room dwelling will require 2 parking spaces. It is believed that the overall parking provision of 8 spaces is considered sufficient for the proposed development for the vehicles not to be parked on the adjacent road causing hazardous condition.

The existing access needs improvement. The existing access/bell mouth needs resurfacing and reinstatement of dropped kerbs.

07/03/2013

During the development there is likely to be movement of delivery vehicles as well as some construction vehicles. No vehicles shall be parked on the road to cause obstruction to other public road users or cause hazardous conditions.

Following conditions shall be applied with the planning approval notice.

Before the construction work commences, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site, and these facilities are to be maintained until construction work is complete. Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site. In this case the offsite works would be improvement of bell mouth, dropped kerbs etc.

Note A.

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 Environment Directorate for further information by telephoning the (Area Surveyor East 01254 823831 / Area Maintenance Manager 01772 877282) or writing to the (Area Surveyor East, Lancashire County Council, Riddings Lane, Whalley BB7 9RW / Area Maintenance Manager, Area Maintenance Office, Preston New Road, Samlesbury, Preston PR5 0UJ) quoting the planning application number.

East = Ribble Valley, Hyndburn, Burnley, Pendle, Rossendale

There is no objection to the proposal.

Uday Patel

Developer Support

(Environment Directorate - Lancashire Highway Services)

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.

07/03/2013