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Director of Community Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire BB7 2RA

Your ref
Our ref TL /3/2013/0189
Date 25th April 2013

FAO Colin Sharpe

Dear Sirs

Planning application no: 3/2013/0189
Proposal: Outline – erection of 5 dwellings.
Location: Strawberry Fields, Main Street, Gisburn.

The track to Langlands is a private road at present and it appears that the intention of the developer is to leave the track as it is in terms of geometry and private status. The Design and Access Statement suggests (section 5.1) that the private access will be altered to make provision for a turning head, but this is not shown on the Site Plan. I consider a turning head is important here and the layout should be amended to make provision for a turning head. Vehicles must be able to turn around on this private road in order to drive onto the adopted highway in forward gear. I would have an objection to this application if this amendment to the layout is not made.

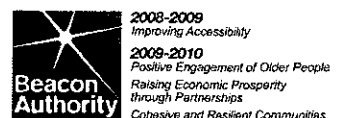
Whether or not the estate road is to be adopted, the estate road should be constructed to adoptable standards.

Parking spaces should be 5m long by 2.4m wide. The length should be 5.5m where the space butts up to a building or wall. Garages should be 6m by 3m unless provision is made elsewhere within the curtilage of the dwelling house for secure covered storage of bicycles.

This is an extension of the housing development applied for under application number 3/2012/0497. This application has been decided but is dependent on the completion of a S106 agreement. I would ask for the following issues to be taken into account.

Access to the adopted highway (Main Street, A56) is via the estate road proposed for the earlier application. Construction of the 5 dwellings now applied for should not commence until the estate road for the 21 dwellings has been constructed to base course.

Jo Turton
Executive Director for the Environment
LCC Highways Depot • Riddings Lane •
Whalley • BB8 9BA



Any works that must be completed before any of the 21 dwellings are occupied, must also be completed before any of the 5 dwellings are occupied.

Any issues under the 2012 application that need to be resolved before any part of the development may commence, or before the construction of the 21 dwellings is commenced, or before the dwellings are completed or occupied, should apply likewise to this 5 dwelling development.

If a request has not been previously made, I would ask for S106 funding to improve the two nearby bus stops to accessibility standards (the provision of raised kerbing) and the provision of two dropped kerb disability crossings of the A59. The estimated cost of this is £7 000. This request has also been made for the application for 11 dwellings on this site (3/2013/0161).

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

Condition 1.

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. 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.

Yours faithfully

Trevor Lewis
Traffic and Development Engineer