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

Your ref  
Our ref TL /3/2013/0270  
Date 2<sup>nd</sup> May 2013

FAO Stephen Kilmartin

Dear Sirs

**Planning application no: 3/2013/0270**

**Proposal: Proposed change of use of garage compound and domestic curtilage to form 4no. apartments..**

**Location: Adjacent 15 Princess Avenue Clitheroe Lancashire BB7 2AL.**

Please note the following comments concerning this application.

The on-site parking spaces should be a minimum of 2.4m by 5m. I would accept the parking spaces along the driveway (shown as 'parallel' parking spaces), but the minimum size of these should be 2m by 6m. The width of the spaces shown on the drawing for these 'parallel' parking spaces appears to be less than this, and the minimum dimensions stated above should be used.

The parking space closest to Princess Avenue is not favoured because drivers will tend to drive their car out over the footway whilst manoeuvring into this parking space. It should be moved away from the footway.

Vehicles should be able to turn around within the site and drive out in forward gear. Please ask the developer to demonstrate that this can be achieved. I presume that refuse vehicles will not drive into this property to collect refuse (this will affect the area required to turn around).

Works will be required in the highway to modify the access to the site. Also construction traffic will use this access during construction of this developer. The developer should contact LCC Highways to discuss these items and agree the works required.

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

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**Jo Turton**

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



Condition 1.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

The visibility splays to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed access from the continuation of the nearer edge of the carriageway of Princess Road to a point measured 25m along the nearer edge of the carriageway of Clitheroe Road from the centre line of the estate road, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the street junction or site access.

Condition 2.

The proposed access from the site to Princess Road shall be constructed to a (minimum) width of 4.5m and this width shall be maintained for a minimum distance of 6m measured back from the nearside edge of the carriageway. Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users.

Condition 3.

The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative. Reason: To allow for the effective use of the parking areas.

Condition 4.

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.

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.

Yours faithfully

**Trevor Lewis**  
**Traffic and Development Engineer**