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

Your ref
Our ref TL /3/2013/0981
Date 3rd January 2014

FAO Colin Sharpe

Dear Sirs

Planning application no: 3/2013/0981.

Proposal: Outline Application for residential development comprising 20 dwellings (including 6 units of social housing), 3 units of close care apartments and a 60 bed care home (all matters reserved for subsequent approval).

Location: Land at Chatburn Road, Clitheroe.

I do not have an objection to the principle of housing development on this site. However, please note the following comments.

The transport statement has reviewed the design of the roundabout at the Chatburn Road, Pimlico Link road junction, and has recommended improvements to the geometry of this roundabout. The improvement to the roundabout is accepted, although the detail of the design will have to be scrutinised by LCC engineers and a safety audit should be carried out. This work would be carried out under a section 278 agreement.

The speed limit along Chatburn Road needs to be reviewed for a possible extension of the 30mph limit.

Visibility splays should be conditioned into any planning consent you may decide to grant, and the size of them will depend on the decision made on the appropriate local speed limit.

I would ask for a priority pedestrian crossing on Chatburn Road near to the Clitheroe Grammar School, to be constructed under a S278 agreement.

Turning heads should be provided next to the care home main entrance and in front of the service entrance.

Unless the roads in front of units 1 to 6 , 12 to 16 and 9 to 11 are not to be adopted, service strips 2m wide will be required where there is no footway. This is part of the highway and parking spaces should not encroach onto the service strip.

Garages should be a minimum of 6m by 3m. If a separate provision is made for the secure under-cover storage of bicycles, a smaller garage would be acceptable.

Steve Browne
Interim Executive Director for the Environment
Burnley Depot • Widow Hill Road • Burnley • BB10 2TJ



The costs of any TROs necessary will be payable by the developer.

I have not yet finalised the amount to be requested under S106 for sustainable travel and transport improvements. I will write to you again on this matter.

A S278 agreement will be required for the works to improve the highway, as discussed above.

Conditions and note.

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.

Condition 2.

The existing access on to Chatburn Road shall be physically and permanently closed and the existing footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads (prior to occupation of the development). Reason: To limit the number of access points to, and to maintain the proper construction of the highway.

Condition 3.

No part of the development shall be commenced until all the highway works to facilitate construction traffic access have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

Condition 4.

No part of the development hereby approved shall be occupied or opened for trading until all the off-site highway works have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

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 Customer Services at highways@lancashire.gov.uk and on 0845 0530000.

Yours faithfully,

Trevor Lewis
Traffic and Development Engineer