

Jane Tucker

From: Lewis, Trevor <Trevor.Lewis@lancashire.gov.uk>
Sent: 10 September 2014 15:10
To: Sarah Westwood
Cc: planning; ENV LHS Customer Service
Subject: 3/2014/0618 land off Chatburn Old Road, Chatburn

Dear Sarah,

Please note the following comments on this application.

I do not have an objection to this application on highways grounds as long as the improvements to the local highway network I request below are carried out and I consider these necessary to limit the adverse effects of this development on highway safety.

In the Planning Statement, the developer suggests that the additional requirements set out in the highways pre-application comments concerning works in the highway were unwarranted and unreasonable. The reason given for this conclusion is that these works were not required previously by LCC Highways (in comments made on the 2011 development application) or by the Planning Inspector in the appeal against the refusal of that application by RVBC.

In my evaluation of this fresh application, I have had regard to the features that would be expected of the local highway network that promote sustainable transport options and highway safety. As stated by the developer, the additional features I am now requesting were not previously required, but I consider these to be important from a highways perspective and proportionate to the size of the development. These improvements include:

1. The improvements to the junction of Ribble Lane with Chatburn Old Road as requested previously by LCC Highways with respect to application 3/2011/0025 would still apply.
2. I would ask for the construction of a turning head on Chatburn Old Road before the end of the road near the quarry. This will require works in the highway under a S278 agreement. Some of the developers land will be required to create an appropriate turning head and this land will need to be dedicated as public highway.
3. The road leading up to the proposed estate road is unlit and I would require new street lighting columns at least to the new access.
4. There is no footway along Chatburn Old Road, and I do not intend to ask for one along the property road frontage. However I consider there will be a benefit in marking the edge of the carriageway and providing a space for pedestrians up to the public right of way (FP13). This should allow for a 5.5m carriageway width and a minimum of a 1.2m wide space for pedestrians. The width of the carriageway is not clear, due to the overgrown nature of the verge. Once this is known, the details of this road marking can be finalised.

I did previously ask (comment on pre-application enquiry) for barriers to be erected on the highway near the end of the public highway in Chatburn Old Road, because of the proximity of the edge of the quarry. However, the turning head may be sufficient to restrict vehicular movement further along the road towards the quarry. This would be reviewed when a drawing showing the improvements proposed are submitted for approval.

These works and improvements would be paid for by the developer under a S278 agreement.

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

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 splay 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 road from the continuation of the nearer edge of the carriageway of Chatburn Old Road to points measured 43m in each direction along the nearer edge of the carriageway of Chatburn Old Road, from the centre line of the access, 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.

Before the use of the site hereby permitted is brought into operation 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 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 0300 1236780.

Regards,

Trevor Lewis
Traffic and Development Engineer
Developer Support (Pendle & Ribble Valley)
Lancashire County Council;
0300 123 6780.

www.lancashire.gov.uk.

From: Jane Tucker [mailto:Jane.Tucker@ribblevalley.gov.uk]

Sent: 25 July 2014 15:46

To: countryside@ribblevalley.gov.uk; Stephen Kilmartin; Diane Neville; Joanne Macholc; ENV EPP Customer Service Area East; planning.liaison@uuplc.co.uk; nwnorthplanning@environment-agency.gov.uk; ENV Planning Contributions; ENV Archaeology; eric.roberts@enwl.co.uk; Terry Longden; Nurser, Louise; Hudson, Marcus; James Russell; Rachael Stott

Subject: Consultation on planning application 3/2014/0618 land off Chatburn Old Road, Chatburn

Please will you let Sarah Westwood have your comments on the above planning application? (Please respond to planning@ribblevalley.gov.uk FAO Sarah Westwood).

The application is for the erection of ten dwellings.

I have attached a formal consultation letter and here is a link to view the application documents on our website https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2014%2F0618

**Jane Tucker, Planning Department,
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