

**Jane Tucker**

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**Subject:** FW: URGENT Kirklands Chipping Boundary Discrepancy 3/2015/0276

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**From:** Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]  
**Sent:** 18 May 2015 09:38  
**To:** John Macholc  
**Subject:** FW: URGENT Kirklands Chipping Boundary Discrepancy 3/2015/0276

Morning John,

Apologies for the delay I have been on leave below is my earlier response.

*Dave Bloomer  
Developer Support  
Lancashire County Council*

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**From:** Bloomer, David  
**Sent:** 05 May 2015 14:44  
**To:** 'John Macholc'  
**Subject:** RE: URGENT Kirklands Chipping Boundary Discrepancy 3/2015/0276

Afternoon John,  
the plan looks OK but having studied it more closely there are a couple of issues arising

- 1) The use of a tactile paving in the footway to the rear of the building is unnecessary. There is no defined destination in the car park and it could be disorientating to visually impaired people.
- 2) The driver's door of the disabled bay ( assuming entry into the space in forward gear) opens into the landscaped area marked 'C' on the plan. In order to avoid this drivers will inevitably park on the hatched area which would reduce the reversing distance for the cars parked in the adjacent spaces.

*Dave Bloomer  
Developer Support  
Lancashire County Council*

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**From:** John Macholc [<mailto:John.Macholc@ribblevalley.gov.uk>]  
**Sent:** 01 May 2015 17:06  
**To:** Bloomer, David  
**Subject:** FW: URGENT Kirklands Chipping Boundary Discrepancy 3/2015/0276

David,

You may recall this saga. We now an application for a Discharge of Condition which partly relates to footways and parking bays. It would be useful if you could confirm acceptance of the plans.

I attach link

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2015%2F0276](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2015%2F0276)

John

John Macholc BSc Hons Dip TP MRTPI DMS  
Head of Planning Services  
Ribble Valley Borough Council

Tel 01200414502

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**From:** Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]  
**Sent:** 16 October 2014 08:01  
**To:** John Macholc  
**Subject:** RE: URGENT Kirklands Chipping Boundary Discrepancy

Morning John,

From my interpretation of the plan the idea would be acceptable subject to there being a barrier between the parking spaces and phase 2 of the development to prevent vehicles ( not cycles or pedestrians) short cutting through the development / car park. This idea will also provide at least 1 parking space for phase 2 ( marked with a blue cross) , with the remaining space still partially outside the red edge.

*Dave Bloomer*  
*Developer Support*  
*Lancashire County Council*

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**From:** John Macholc [<mailto:John.Macholc@ribblevalley.gov.uk>]  
**Sent:** 15 October 2014 15:18  
**To:** Bloomer, David  
**Subject:** FW: URGENT Kirklands Chipping Boundary Discrepancy

David,

You kindly commented a while ago on this. You may recall that they are now unable to provide sufficient useable parking spaces and this is another attempt. Can you guide me on this?

John

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**From:** Ruth Walker [<mailto:ruth.walker@nicolthomas.com>]  
**Sent:** 13 October 2014 11:53  
**To:** John Macholc  
**Subject:** RE: URGENT Kirklands Chipping Boundary Discrepancy

John,

Attached shows that we can provide two adjacent spaces if accessed from the public car park rather than the tandem spaces from the site side. This would be more useful and is positioned where people currently park illegitimately. We could turn these spaces round through 90 degrees to access from the entrance instead if this was preferable.

Kind Regards,

My mobile phone is currently out of action, apologies for any inconvenience this may cause.

**Ruth Walker** BSc (Hons) MSc ACIAT  
Associate

# nicol thomas

Heyside House  
Blackshaw Lane  
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**From:** John Macholc [<mailto:John.Macholc@ribblevalley.gov.uk>]  
**Sent:** 13 October 2014 11:02  
**To:** Ruth Walker  
**Subject:** Re: URGENT Kirklands Chipping Boundary Discrepancy

Please show me on a plan how you would access the spaces  
John

Sent from my iPhone

On 13 Oct 2014, at 10:30, "Ruth Walker" <[ruth.walker@nicolthomas.com](mailto:ruth.walker@nicolthomas.com)> wrote:

Hi John,

Would it be possible for you to please comment on the suggestion in the below email.

Many Thanks,

My mobile phone is currently out of action, apologies for any inconvenience this may cause.

**Ruth Walker** BSc (Hons) MSc ACIAT  
Associate

# nicol thomas

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**From:** Ruth Walker  
**Sent:** 12 September 2014 12:01  
**To:** 'John Macholc'  
**Subject:** RE: URGENT Kirklands Chipping Boundary Discrepancy  
**Importance:** High

Hi John,

Further to our discussions earlier this week I have spoken with the Client regarding allocating the parking spaces for the existing new houses. They have asked would it be possible if they put all necessary agreements in place, if they could provide access to these parking spaces from the public car park side, rather than through our development.

Please can you advise on this proposal.

Many Thanks

**Ruth Walker** BSc (Hons) MSc ACIAT  
Associate

**nicol thomas**

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**From:** John Macholc [<mailto:John.Macholc@ribblevalley.gov.uk>]  
**Sent:** 09 September 2014 11:19  
**To:** Ruth Walker  
**Subject:** FW: URGENT Kirklands Chipping Boundary Discrepancy  
**Importance:** High

Ruth,

Apologies. I thought I sent this on to you. If you need to discuss further please give me a call.

John

John Macholc BSc Hons Dip TP MRTPI DMS  
Head of Planning Services  
Ribble Valley Borough Council

Tel 01200414502

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**From:** Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]  
**Sent:** 09 September 2014 07:19  
**To:** John Macholc  
**Subject:** FW: URGENT Kirklands Chipping Boundary Discrepancy  
**Importance:** High

Morning John,  
As requested.

*Dave Bloomer*  
*Developer Support*  
*Lancashire County Council*

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**From:** Bloomer, David  
**Sent:** 12 June 2014 09:23  
**To:** 'John Macholc'  
**Subject:** RE: URGENT Kirklands Chipping Boundary Discrepancy  
**Importance:** High

Morning John,  
Had a quick look the loss of the 2 parking spaces may lead to the residents seeking alternatives. I have attached a sketch showing where this may likely be transferred to. The only issue I have is making sure that it doesn't get too close to the Kirklands junction which is why I have shown some markings. There is also the opportunity to increase the manoeuvring area to the rear of the building by narrowing the footway area although this is not essential

*Dave Bloomer*  
*Developer Support*  
*Lancashire County Council*

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**From:** John Macholc [<mailto:John.Macholc@ribblevalley.gov.uk>]  
**Sent:** 11 June 2014 17:35  
**To:** Bloomer, David  
**Subject:** FW: URGENT Kirklands Chipping Boundary Discrepancy  
**Importance:** High

David,

Sorry if this should be redirected but I wonder if I could have your thoughts on this. The site is next to the Chipping car park and constitutes 7 flats. 3 1 bed and 4 2 bed units.

Thanks

John

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**From:** Ruth Walker [<mailto:ruth.walker@nicolthomas.com>]  
**Sent:** 10 June 2014 13:15  
**To:** John Macholc  
**Subject:** URGENT Kirklands Chipping Boundary Discrepancy  
**Importance:** High

John,

Further to recent conversations, we have now been given the go ahead to commence construction drawings for the above scheme. Unfortunately we do not have access to the previous Architect's drawings and are therefore drawing from scratch. I have sketched the rough site layout, using the dimensions provided on the planning drawing. As you can see from the attached we have slight problems fitting all the parking spaces into the OS boundary line. Particularly two of the tandem spaces are partially outside of the ownership boundary and as such cannot be constructed. It is also a squeeze at the other side of the site where two spaces are currently sitting within the existing hedge but we should be able to overcome this with removal of the hedge.

The Client and all parties involved are committed to moving this scheme forward, however it is proving impossible to construct the scheme as approved in its entirety. There is a necessity to remove the two tandem parking spaces from the scheme; the approved Planning scheme clearly did not take account of the legal boundaries so there's nothing we can do to achieve this.

You advised previously that the loss of one space would be acceptable, however can you please confirm that we can proceed with the scheme with the loss of two parking spaces. Unfortunately if we cannot lose these spaces then the development will not be able to go ahead as there is no opportunity for providing these spaces elsewhere on the site. The Planning drawing indicates that these spaces should have been constructed as part of phase 1 and are for the houses that have been built by others. We are now in the difficult position of picking up half of a two phase development where the first phase was not actually completed satisfactorily. As you pointed out in your last email there is a good sized public car park immediately adjacent the site.

If you could respond as soon as possible I'd appreciate it. The scheme needs to start on site by the end of June to be viable as there are strict completion dates for the funding.

Kind Regards,

**Ruth Walker** BSc (Hons) MSc ACIAT  
Associate

**nicol thomas**

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