

Sharon Craig

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 08 June 2017 11:17
To: Robert Major; planning
Cc: LHS Customer Service
Subject: D3.2017.0246- 29 Woone Lane Clitheroe BB7 1BG

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Hi Robert

With regard to the above planning application. I have concerns that the plans indicate that the first floor flat does not have access to the yard at the rear. This would indicate that there would be a considerable distance between the flat and any provision for bin storage measured as approximately 95 m from the front door to the gates at the rear. Taking into account the above observation I will have to object to the application as I feel the development will result in the need for domestic waste to be stored on the highway, a situation that is not acceptable.

It has to be noted that in the Woone Lane Area of Clitheroe there is a very high demand for on street parking. As the development is for three one bedroom flats in close proximity to public transport links it is considered that with some sustainability considerations the development is unlikely to have a significant impact on this situation. I would be looking for the provision of at least three secure and covered cycle storage facilities in the rear yard. It is also noted that the yard to the rear is fitted with double gates indicating that in the past this area may have been used for parking, I require information regarding the planned future use including the possibility of this being provided as a parking space.

Taking into account all of the concerns that I have raised above I feel that necessary to see a full plan for how this space in the rear yard is to be used prior to being able to give positive highway comments.

Subject to the problems with access to the rear yard for the first floor flat being addressed I would not raise objections on highway grounds if the following conditions were added to any permissions that your council is minded to grant.

Conditions.

1. The cycling facilities to be provided in accordance with a scheme to be approved by the Local Planning Authority and the cycling facilities to be provided 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 and the promotion of sustainable forms of transport and aid social inclusion.
2. A plan should be submitted indicating the bin storage for the individual dwellings along with an indication that all occupants have reasonable and practical access to the bin storage area and that such provision is provided as indicated on the plan before the use of the premises hereby permitted becomes operative. Reason: The storage of domestic bins on the highway is not permitted.

Regards

Chris

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