

From: planning
Subject: FW: D3.2017.0260 - 1 to 3 Pimlico Road, Clitheroe
Attachments: Amendment B Dwg-02B.pdf

From: Nolan, Chris [mailto:Chris.Nolan@lancashire.gov.uk]
Sent: 31 May 2017 12:42
To: Rebecca Halliwell; planning
Cc: LHS Customer Service
Subject: FW: D3.2017.0260 - 1 to 3 Pimlico Road, Clitheroe

Hi Rebecca

I feel that I can agree that we have got to a position where I can remove any highway objections to this proposal but the applicant will have to buy into the fact that there is very limited parking in the area, including the fact that there is no waiting at any time restriction around the property. Any parking will need to be in other available on street parking areas.

The footway and carriageway around the property is all adopted highway at an important and busy part of Clitheroe's road network. This factor will need to be taken into account when planning the works. The particular problems with the site will dictate that vehicles are not left adjacent to the building for any period longer than is necessary to load or unload materials. If any of the necessary works cause either the footway to be restricted or closed then the developer will need to notify our Street Works Team and this could result in costs being incurred.

Highway Comment.

With regard to the above planning application I would raise no objection to the proposal on highways grounds subject to the following conditions and notes being attached to any permission that may be granted.

Conditions.

1. The bin storage are hereby approved shall be kept available for the for the storage of household waste and shall not be used for any use that would preclude the ability for such use. Reason: To ensure that adequate bin storage provision is retained on site and that such materials are not left on the highway for any period in excess of the need for collection.
2. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - ❖ The parking of vehicles of site operatives and subcontractors
 - ❖ The loading and unloading of plant and materials where this is necessary the parking adjacent to the building must be kept to minimum
 - ❖ The storage of plant and materials used in constructing the development, no materials can be stored on any part of the highway.
 - ❖ The erection and maintenance of security hoarding
 - ❖ Details of working hours

- ❖ Delivery times for materials so that these are at off peak times, deliveries need to be limited to between 09:00 and 15:00 Monday to Friday and 08:00 – 16:00 on a Saturday.
- ❖ Contact details for the site manager

Notes

1. In order to construct the external walls, the building construction work will extend into the highway and consequently this office should be notified of the proposed works before the development is commenced. Before commencing any construction work you must contact the Lancashire County Council, Street Works lhsstreetworks@lancashire.gov.uk or 01772 533433.
2. This consent does not give approval to a connection being made to the County Council's highway drainage system.

Regards
Chris

Chris Nolan
Development Support
Community Services
Lancashire County Council
Tel 01772 531141
www.lancashire.gov.uk

From: Planning [<mailto:planning@avalontownplanning.co.uk>]
Sent: 26 May 2017 13:40
To: 'Rebecca Halliwell' <Rebecca.Halliwell@ribblevalley.gov.uk>
Cc: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>; Bloomer, David <David.Bloomer@lancashire.gov.uk>
Subject: RE: D3.2017.0260 - 1 to 3 Pimlico Road, Clitheroe

Hi Rebecca

We have undertaken a further amendment following the comments from highways whereby the bin store now incorporates a roller shutter door as suggested which will be powder coated in brown.

Kind regards - Val

From: Rebecca Halliwell [<mailto:Rebecca.Halliwell@ribblevalley.gov.uk>]
Sent: 25 May 2017 13:33
To: Planning
Subject: FW: D3.2017.0260 - 1 to 3 Pimlico Road, Clitheroe

Hi

Please see further comments from Highways below.

Thanks

Rebecca

From: Nolan, Chris [<mailto:Chris.Nolan@lancashire.gov.uk>]
Sent: 25 May 2017 13:29
To: Rebecca Halliwell; planning
Cc: LHS Customer Service
Subject: FW: D3.2017.0260 - 1 to 3 Pimlico Road, Clitheroe

Hi Rebecca

Can you go back to the applicant and say that we are getting there but the doors open on to the footway that is part of the highway. As this is the case we can't accept this plan but if the door was to be replaced with a roller shutter or similar unit that does not open on to the highway.

Thanks

Chris Nolan
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From: Planning [<mailto:planning@avalontownplanning.co.uk>]
Sent: 25 May 2017 09:56
To: 'Rebecca Halliwell' <Rebecca.Halliwell@ribblevalley.gov.uk>
Cc: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>; Bloomer, David <David.Bloomer@lancashire.gov.uk>
Subject: RE: D3.2017.0260 - 1 to 3 Pimlico Road, Clitheroe

Morning Rebecca

I refer to your email forwarding on comments from LCC Highways and attach an amended drawing which now incorporates a bin store which has an external access thereby allowing bins to be stored off the highway.

Turning to the question of car parking then clearly there is no provision for off street parking a point acknowledged in the formal response from the Highway Authority who, for their part, deem that it is "not unreasonable to allow on road parking". My view is that this is an existing situation with the property in commercial use with a total lack of either staff or customer off road parking provision. As a consequence I do not believe that the change of use to create a modest 2-bedroom cottage would result in circumstances any more detrimental than the existing situation. I can only assume that the Highway Authority have adopted a similar stance.

In closing I trust that these amendments serve to satisfy the identified concerns but should you have any further queries then please do not hesitate to contact me.

Kind regards - Alan

From: Rebecca Halliwell [<mailto:Rebecca.Halliwell@ribblevalley.gov.uk>]
Sent: Wednesday, May 24, 2017 11:43 AM
To: planning@avalontownplanning.co.uk
Subject: FW: D3.2017.0260 - 1 to 3 Pimlico Road, Clitheroe

Good Morning,

As per the Highways response below I have a few concerns regarding the proposal.

Can you please confirm where/how the storage of waste will occur?
Provide a statement regarding the parking facilities.

Thanks

Rebecca

From: Nolan, Chris [<mailto:Chris.Nolan@lancashire.gov.uk>]
Sent: 10 May 2017 15:13
To: Rebecca Halliwell; planning
Cc: LHS Customer Service; Bloomer, David
Subject: D3.2017.0260 - 1 to 3 Pimlico Road, Clitheroe

Hi Rebecca

With regards to the above planning application. The property is presently a lock-up-shop without land any outside land. There is no access to the very small yard to the rear. As the plans are presently submitted the property does not have an area to store waste. Taking into account the above observations we will have to object to the application as we feel the development will result in the need for domestic waste to be stored on the highway, a situation that is not acceptable.

With regard to the parking situation we do feel that it is not unreasonable to allow on road parking. If the problems regarding refuse storage can be resolved then we would be able to remove our objections on highway grounds.

Chris Nolan
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