

Sharon Craig

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 15 November 2017 14:18
To: Stephen Kilmartin; planning
Cc: LHS Customer Service
Subject: FW: D3.2017.0433 - Land off Henthorn Road Clitheroe BB7 2QF

Follow Up Flag: Follow up
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Hi Stephen

Planning Application No: 3/2017/0433

Grid Ref: 373290 440609

Proposal: Application for outline planning permission for up to 25 new dwellings and associated infrastructure on land behind 115 Kemple View, Clitheroe including access via Henthorn Road.

Location: Land off Henthorn Road Clitheroe BB7 2QF

With regard to the above planning application to extend the existing residential development site of Land Off Henthorn Road Clitheroe with an additional 24 dwellings. I would see this as an increase of the site and I would be looking to treat this application in that manner. In principal I would am minded not to raise objections to the outline planning application for this work but this extension will attract costs in proportion to the those that were deemed necessary to build the 130 homes that were phase one. We would be looking for an additional Section 106 agreement to cover contributions towards supplementary road safety measures and factors to increase the sustainability of the site.

Such a development will, by virtue of the fact that is Phase 2 of a development and will be not making changes to the existing works will not be subject to any additional off site highway requirements. However this will be an extension to the estate as a whole and therefore it will be necessary to ensure that the roads are built to an adoptable including highway drainage and street lighting.

With regard to the revised indicative site layout plan we would be looking for a footway all the way around the estate roads as an amenity and to act as a service strip. This is detail that will need to be addressed when the reserved matters application is presented.

The plans indicate that the proposed development will be served from the newly formed road that is part of Phase 1 of this development. The junction between this road and Henthorn road will then have 18.5% more traffic. It is considered that this will not be seen as a problem for this junction but the additional houses would place additional traffic on other access points to Henthorn Road. The number of properties that are served by Henthorn road has been highlighted when permissions were sort for Phase one of this development as well as the larger development on the other side of Henthorn Road. An additional 24 homes will not be seen as making a significant impact on the situation but should any further development be sort that will need to be served via Henthorn Road it is considered that capacity may become an issue.

I would not raise objections to this application for outline planning permission including access subject to the following notes and conditions being attached to any permissions that your council is minded to grant.

Conditions

1. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period. Reason; To prevent stones and mud being carried onto the public highway to the detriment of road safety.
2. No development shall take place 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 visitors
 - ❖ The loading and unloading of plant and materials
 - ❖ The storage of plant and materials used in constructing the development
 - ❖ The erection and maintenance of security hoarding
 - ❖ Details of working hours
 - ❖ HGV delivery times and routeing to / from the site taking into account the peak traffic flows in the area
 - ❖ Arrangements for parking for staff, sub-contractors and visitors
 - ❖ Contact details for the site manager
3. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority. Reasons: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

Notes

1. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

Regards
Chris

Chris Nolan
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