

Subject: FW: app3/2017/0610 Lidl Shawbridge Street

From: Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]

Sent: 08 November 2017 08:33

To: Robert Major

Subject: RE: app3/2017/0610 Lidl Shawbridge Street

Morning Robert,

Should your Council be minded to approve this application I would request that the following conditions / notes be attached to any permission that may be granted

1. The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads concurrent with the formation of the new access. Reason: To limit the number of access points to, and to maintain the proper construction of the highway.
2. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.
3. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 2 has been constructed and completed in accordance with the scheme details. 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
4. 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.
5. 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 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
 - ❖ Contact details for the site manager

Notes

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123 6780, or email lhscustomerservice@lancashire.gov.uk .For the avoidance of doubt this work shall include the reconstruction of the former access and the formation of the new access.

*Dave Bloomer
Highways Development Control
Lancashire County Council*

From: Robert Major [<mailto:Robert.Major@ribblevalley.gov.uk>]
Sent: 07 November 2017 11:03
To: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Subject: FW: app3/2017/0610 Lidl Shawbridge Street

Morning Dave,

I need to write up this application for the November Committee by early next week so please can you provide me with any highway conditions.

Regards

Robert Major
Principal Planning Officer
Ribble Valley Borough Council

Tel: 01200 414516
e-mail: robert.major@ribblevalley.gov.uk

From: Robert Major
Sent: 03 November 2017 12:27
To: 'Bloomer, David'
Subject: FW: app3/2017/0610 Lidl Shawbridge Street

Afternoon Dave,

Given that Highways are no longer objecting to the application are there any conditions that you would request?

Regards

Robert Major
Principal Planning Officer
Ribble Valley Borough Council

Tel: 01200 414516
e-mail: robert.major@ribblevalley.gov.uk

From: Robert Major
Sent: 01 November 2017 15:03
To: 'Bloomer, David'
Subject: RE: app3/2017/0610 Lidl Shawbridge Street

Thanks Dave

Robert Major
Principal Planning Officer
Ribble Valley Borough Council

Tel: 01200 414516
e-mail: robert.major@ribblevalley.gov.uk

From: Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]
Sent: 01 November 2017 14:52
To: Robert Major
Subject: RE: app3/2017/0610 Lidl Shawbridge Street

Afternoon Robert,

I have looked at the additional information supplied and whilst the period of the parking surveys would not necessarily represent the peak period for residential parking in the area (I would expect this to be between 6pm to 8pm) I visited the area this morning (before 7am) and observed the parking on Peel St, Grafton St and Derby Street as well as the 2 car parks

Grafton Street was busy with vehicles parked along one side but there were parking spaces available

Derby Street had parking along both sides but there was ample space to pass and a number of empty parking opportunities

Peel Street was busy with parking both sides. This restricted access to one way working . There were however spaces available

Lidl car park – 2 vehicles

P&D car park - 5 vehicles

On the basis of the submitted Technical Note from SCP and my own observations I would have to conclude that the loss of the Car Park will have little detriment to the local road network with any displaced parking capable of being absorbed . I would therefore wish to withdraw my previous objection to the proposal. However I would respectfully suggest that the applicant considers allowing residents out of hours parking on either of these car parks

Dave Bloomer
Highways Development Control
Lancashire County Council

From: Robert Major [<mailto:Robert.Major@ribblevalley.gov.uk>]
Sent: 23 October 2017 08:37
To: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Subject: FW: app3/2017/0610 Lidl Shawbridge Street

Morning Dave,

Have you had an opportunity to review the revised information from LIDL?

Regards

Robert Major
Principal Planning Officer
Ribble Valley Borough Council

Tel: 01200 414516

e-mail: robert.major@ribblevalley.gov.uk

From: Robert Major
Sent: 09 October 2017 10:20
To: 'Bloomer, David'
Subject: FW: app3/2017/0610 Lidl Shawbridge Street

Morning Dave,

As discussed, please find attached the applicant's updated technical note and the additional survey work undertaken with regard to the application for an extension to LIDL in Clitheroe (I have also attached your original comments for info).

Please can you have a look at this and let me know whether LCC Highways are still objecting to the application? Any objection from highways would be the sole reason for refusal as the LPA are satisfied with all other aspects of the proposal.

Regards

Robert Major
Principal Planning Officer
Ribble Valley Borough Council

Tel: 01200 414516
e-mail: robert.major@ribblevalley.gov.uk

From: Jonathan Harper [<mailto:Jonathan.Harper@rapleys.com>]
Sent: 09 October 2017 09:37
To: Robert Major
Cc: 'Bethany.Clark@lidl.co.uk'; 'Gemma Wheatley (Gemma.Wheatley@scptransport.co.uk)'
Subject: RE: app3/2017/0610 Lidl Shawbridge Street

Good morning Robert

Please see attached a Technical Note prepared by my client's highways consultant SCP which assesses the findings of the additional parking survey work undertaken, along with a copy of the parking survey itself.

Hopefully further to reviewing, you will agree with SCP's conclusion that there cannot be any traffic, transport or highways reason to withhold permission for the extension to the existing Lidl store.

Kind regards

Jonathan

Jonathan Harper
MA (Hons) MTCP MRTPI AssocRICS
Senior Associate
Town Planning
07500 664845



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From: Jonathan Harper
Sent: 30 August 2017 11:10
To: 'Robert Major'
Cc: 'Bethany.Clark@lidl.co.uk'; 'Gemma Wheatley (Gemma.Wheatley@scptransport.co.uk)'
Subject: RE: app3/2017/0610 Lidl Shawbridge Street

Morning Robert

Thank you for your time this morning and for providing confirmation that my client's application will not be determined at tomorrow's (Thursday 31st August) Planning Committee meeting.

As discussed, my client is willing to agree an extension of time for the determination of the application to Tuesday 31st October with a view to the application progressing through the October Committee cycle.

I trust that this can be deemed acceptable.

Kind regards

Jonathan

Jonathan Harper
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From: Jonathan Harper
Sent: 23 August 2017 15:27
To: 'Robert Major'
Cc: Bethany.Clark@lidl.co.uk; Gemma Wheatley (Gemma.Wheatley@scptransport.co.uk)
Subject: RE: app3/2017/0610 Lidl Shawbridge Street

Robert

We had intended to survey for two days during w/c 4th September (Friday 8th and Saturday 9th September).

However, we will take in board your colleagues comments and will look to survey during more than one week with a view to providing a robust picture of car parking use both at the site and within the wider surrounding area.

I trust that this can be deemed acceptable.

Please could you provide confirmation that my client's application will not be determined at next Thursday's (31st August) planning committee meeting so that we have written record of our earlier discussions.

Thank you in advance.

Kind regards

Jonathan

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From: Robert Major [<mailto:Robert.Major@ribblevalley.gov.uk>]
Sent: 23 August 2017 14:47
To: Jonathan Harper
Subject: RE: app3/2017/0610 Lidl Shawbridge Street

Jonathan,

I have discussed with the Head of Planning and we would like to know what exactly the survey works will entail/include?

Additionally, the email suggests that a week-long survey will be carried out between 4th September and 11th September, and we do not consider this to be long enough in order to get an understanding of the parking issues. It is our opinion that a survey should be undertaken over a significantly longer period of time, ideally a month.

I would not expect someone to sit and survey 24 hrs a day, but a number of times on each day over a longer period of a week is considered to be necessary.

Regards

Robert Major
Principal Planning Officer
Ribble Valley Borough Council

Tel: 01200 414516
e-mail: robert.major@ribblevalley.gov.uk

From: Jonathan Harper [<mailto:Jonathan.Harper@rapleys.com>]
Sent: 21 August 2017 12:05
To: Robert Major
Cc: John Macholc; Bethany.Clark@lidl.co.uk
Subject: RE: app3/2017/0610 Lidl Shawbridge Street

Good morning Robert

Thank you for your email.

Please could you look to revert back as soon as practicable following the Heads of Service returning.

It is hoped that following these discussions you are able to remove the application from the agenda. This would very much be in the spirit of paragraph 187 of the NPPF which advocates Local Planning Authorities working proactively with applicants with a view to approving sustainable development where possible.

Many thanks in advance.

Kind regards

Jonathan

Jonathan Harper
MA (Hons) MTCP MRTPI AssocRICS
Senior Associate
Town Planning

07500 664845



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From: Robert Major [<mailto:Robert.Major@ribblevalley.gov.uk>]
Sent: 21 August 2017 10:45
To: Jonathan Harper
Cc: John Macholc
Subject: RE: app3/2017/0610 Lidl Shawbridge Street

Jonathan,

I have discussed this matter with the Head of Planning and as things stand the application will be on the Committee Agenda for August. The agenda print deadline is today and the relevant Heads of Services are not in the office to discuss removing the application from the agenda, and thus we will continue as previously planned.

Once the relevant Heads of Service are back in the office later this week we will discuss removing the application off the Committee Meeting if we consider necessary.

As previously discussed you do have the opportunity to withdraw the application should you wish.

Regards

Robert Major
Principal Planning Officer
Ribble Valley Borough Council

Tel: 01200 414516
e-mail: robert.major@ribblevalley.gov.uk

From: Jonathan Harper [<mailto:Jonathan.Harper@rapleys.com>]
Sent: 17 August 2017 16:35
To: Robert Major
Subject: RE: app3/2017/0610 Lidl Shawbridge Street
Importance: High

Dear Robert

Further to our conversation earlier, I can confirm that my client has instructed traffic surveys of both the car park, which will be lost as part of the proposal, and on-street parking within the wider surrounding area. It is considered that this information will assist us in responding to the consultation response received from Lancashire County Highways.

At present, Lancashire County Highways have commented that neighbouring residential streets are congested, however there is no quantitative evidence provided to justify this position. The surveys that we are proposing to undertake will provide this information, which in our view, is required to reach an informed decision on the application.

Unfortunately, these surveys cannot take place until early September, once the schools return, otherwise the results would not be robust. Therefore, the surveys have been programmed in for w/c 4th September. We anticipate being able to provide the results of these surveys to the Council w/c 11th September.

I can confirm that my client is willing to agree an extension of time for the Council to determine the application so that it can be determined in the October Committee cycle. Would an extension to Friday 27th October be a suitable date in this regard?

As explained, we are keen to work with the Council to obtain a positive outcome on this application and therefore, your cooperation would be appreciated.

Please could you revert back early next week (w/c 21st August) to confirm that this is acceptable.

Kind regards

Jonathan

Jonathan Harper
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Senior Associate
Town Planning
07500 664845



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From: Robert Major [<mailto:Robert.Major@ribblevalley.gov.uk>]
Sent: 11 August 2017 16:16
To: Jonathan Harper
Subject: FW: app3/2017/0610 Lidl Shawbridge Street

Jonathan,

As discussed, please find below LCC Highways objection to the application.

Regards

Robert Major
Principal Planning Officer
Ribble Valley Borough Council

Tel: 01200 414516
e-mail: robert.major@ribblevalley.gov.uk

From: Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]
Sent: 11 August 2017 09:17
To: Robert Major
Cc: LHS Customer Service; planning
Subject: app3/2017/0610 Lidl Shawbridge Street

Morning Robert,

I refer to the above application and I would wish to raise an objection to the proposals on the grounds of the loss of public amenity parking causing additional parking demand on already congested residential streets to the detriment of highway safety and residential amenity.

The information submitted with the application and the additional Technical Note only deal with the parking demand currently generated on the site car park and the adjacent public car park and does not acknowledge the existing parking demands on the adjacent residential streets. There is no doubt that the public car park is used by local residents and businesses both during

the working day and also overnight, its loss would see these vehicles moving to the local streets which are already congested

Dave Bloomer
Highways Development Control
Lancashire County Council

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