

Sharon Craig

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 22 September 2017 10:49
To: Stephen Kilmartin; planning
Cc: LHS Customer Service
Subject: D3.2017.0856 - land adj to The Beeches, 65 Whalley Rd, Langho

Follow Up Flag: Follow up
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Hi Stephen

Planning Application No: 3/2017/0856
Grid Ref: 370340 434047

Proposal: Application for outline planning permission for the demolition of an existing garage and the erection of two detached dwellings including details of layout and access with all other matters reserved.

Location: Land adjacent to The Beeches 65 Whalley Road Langho BB6 8EF

With regard to the above planning application our records indicate that this is the third similar application over a six year period and the two previous applications were permitted. As this is the case, in principal I would not be raising objections to the application but it is important that the present submission is evaluated on present standards. The application is an outline application including details of the layout and access, as these are the matters that would raise highway concerns I will submit my comments based on the indicative plans to ensure that the key matters are addressed.

The plans indicate the retention of the present dwelling (The Beeches) and the erection of two further dwellings. The submitted plans do not indicate the number of bedrooms within the existing dwelling but the plans offer three parking places that will be sufficient for four or more bedrooms so the alterations to the layout with regard to this building would be acceptable as long as standard conditions are added with regard to gates. I would also be looking for provision for vehicles to be able to enter and leave using forward gears.

The plans for the two new proposed dwellings presently indicate that these will be four bedroom properties. Present parking standards would require each property to have sufficient parking for three vehicles along with the provision for access and egress using forward gears. If any garage space is to be included in this calculation then individual spaces will need to have minimum internal dimensions of 3m wide and 6m long.

The site inspection has indicated that, at present, the hedges in front of the Beeches and the arear to be developed both have a great deal of vegetation with high hedges. As alterations will be made to the present access to The Beeches as well as the access to the development site then the need for practical sightlines will also need to be addressed. This will involve the need to control the height of any vegetation that would be deemed to obstruct the necessary sightlines.

Looking at the latest information with regard to development of private cars I would now be looking that the new dwellings are provided facilities to charge at least one vehicle at each property.

Taking all of the points raised above I would not raise objections on highway grounds if these matters can be addressed when a full application is received and that the following notes and conditions are added to any permissions that your council is minded to grant, at this stage.

Conditions

1. Before the development hereby permitted becomes operative, the existing vegetation including hedges on the highway frontage of both The Beeches and the Development the sites to A666 Whalley Road shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of A666 Whalley Road. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the sites.
2. The curtilage of each completed property along with the revised curtilage of the property known as The Beeches will have provision to park sufficient vehicles as required by the local parking standards. Reason that the properties would not have to rely on on street parking at the detriment of road safety.
3. The layout of the development and the remaining property known as The Beeches shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter. Reason: Vehicles reversing to and from the highway are a hazard to other road users.
4. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.
5. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the footway/carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway. Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.
6. 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 routing to / from the site
 - Contact details for the site manager
7. 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.

Regards
Chris

Chris Nolan

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