

Nicola Gunn

From: planning
Subject: FW: D3.2017.1002 - 54-56 King Street Clitheroe

From: Nolan, Chris [<mailto:Chris.Nolan@lancashire.gov.uk>]
Sent: 08 November 2017 10:44
To: Stephen Kilmartin; planning
Cc: LHS Customer Service
Subject: D3.2017.1002 - 54-56 King Street Clitheroe

Hi Stephen

Planning Application No: 3/2017/1002

Grid Ref: 374253 441976

Proposal: Change of use from hotel and restaurant to ground floor and basement retail outlet and six self-contained apartments on the first and second floors. Change of use/alteration and conversion of rear hotel outbuilding into four self-contained apartments on two storeys.

Location: 44-46 King Street Clitheroe BB7 2EU

With regard to the above planning application to convert the Old Post House from a hotel and restaurant to a combination of retail and self-contained flats/maisonettes.

The accommodation for the site will change from a total of 10 bedrooms to 11 bedrooms and all the accommodation will be in a sustainable area with easy access to trains, local busses and town centre facilities. As this is the case we would not be looking for the normal requirement of eleven parking bays but will accept that the accommodation will be served by only five parking spaces on the understanding that tenant will be aware of the lack of parking prior to taking up the accommodation.

I have some concerns with regard to the retail aspect of this development and the ability to service the shop. If the available parking to the rear is to be for residents and the front of the property is on a main road with double yellow lines I would like to see how the developer is looking to make deliveries to the retail units.

The plans indicate an area for bin storage, scaling this off the supplied plans, that is indicated as 0.6m X 9.6m. Whereas this would seem to be sufficient for a number of domestic wheelie I am not convinced that the space would be sufficient for 20 wheelie bins plus accommodation for any waste paper collections. I note from the waste response that Mr Harper was making his assessment on the assumption that the domestic waste would be reliant on communal bins. If this was the case then the space for the domestic bins may occupy a different foot print. The plans do not seem to make any arrangements for the commercial waste. I would like the developer to revisit the whole question of waste storage so that the parking arrangements can be better assessed.

I would like the opportunity to look at this application again once the above matters have been addressed so that I can assess the need for any notes and conditions that I may feel necessary.

Regards
Chris

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