

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 30 January 2018 15:33
To: Stephen Kilmartin; planning
Cc: LHS Customer Service
Subject: D3.2018.0023 - land adj to 15 Princess Ave, Clitheroe

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Hi Stephen

Planning Application No: 3/2018/0023
Grid Ref: 374597 442313
Proposal: Proposed detached dormer bungalow with attached car port.
Location: Land adjacent to 15 Princess Avenue Clitheroe BB7 2AL

With regard to the above planning application. In principal I would not have any objections with the application to build a two bedroom home on land that was formally a garage site. As this is the case I feel that it is reasonable to accept that the access is an established access off Princess Avenue however I would like the new revision to be brought up to modern standards as far as can be reasonably requested.

The submitted plans do not indicate that the present perimeter wall will be removed but does not show a gate to replace this. This situation is satisfactory for highway purposes but if at a future date there was a desire to gate the property I would be requesting that any such gates should be placed a minimum of 5m back from the back edge of the footway.

The plans do not indicate what materials are to be used for the drive. I would request that for 5m from the back of the footway that the drive is formed using a bound material to ensure that any loose materials are not carried on to the highway where they may be a danger to other users.

The property indicates that there will be two bedrooms and for such a building I would be looking for two parking bays. The plans indicate that there would be sufficient space to allow this. However from a site of this proportion I would also ask that the site is laid out to allow sufficient space for the vehicles to turn so permitting access and egress from the site using forward gears.

Taking into account my comments, above I would not raise objections to the development on highway grounds subject to the following notes and conditions being attached to any permissions that your council is minded to grant.

Conditions.

1. 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 and. Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.
2. 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.

3. The layout of the development 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. Rainwater from any new access road drain wholly within the existing site and shall not be allowed to discharge onto the adjacent adopted public highway network. (Section 163 of the Highways Act 1980 - Prevention of water falling on or flowing on to the highway refers.) Reason: In the interests of highway safety.
5. 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.
6. No building materials, vehicles etc. associated with the development hereby approved shall be stored or placed on the adopted highway network to the rear of the development site prior to, during and following completion of construction of the proposed works. Reason: In the interest of highway safety.
7. No deliveries shall be made before 9.00 am and after 3.00pm to avoid conflict with traffic (vehicular or pedestrian) attending the local primary school and/or entering/leaving the estate. Reason: In the interest of highway safety.

Notes

1. This consent does not give approval to a connection being made to the County Council's highway drainage system.

Regards
Chris

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