

## Nicola Gunn

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**From:** Nolan, Chris <Chris.Nolan@lancashire.gov.uk>  
**Sent:** 13 February 2018 10:37  
**To:** Adam Birkett; planning  
**Cc:** LHS Customer Service  
**Subject:** D3.2018.0083 - Land off Ribblesdale View Chatburn Clitheroe

Hi Adam

Planning Application No: 3/2018/0083

Grid Ref: 377302 444255

Proposal: Variation of condition 2 from planning permission 3/2016/0577 to allow relocation of the proposed access road.

Location: Land off Ribblesdale View Chatburn Clitheroe

With regard to the above planning application to relocate the road layout on the site so that the exit is marginally south west of the proposal set out as part of planning application 3/2016/0577. As much as this change would not cause a standalone problem I am concerned that the site will not meet normal highway requirements.

My colleague did request that a 2m footway for the full frontage of the site is provided, This is something that has not been included on any of the site plans. I would therefore presume that the plans did not meet his full approval.

A further problem is that my colleague was also looking for turning facilities to ensure that vehicles entered and left the site using forward gears. Having looked at the original plans, the revised plans submitted in December 2016 and the latest plans submitted as part of this application it would seem that there are turning facilities for residents but if an extra vehicle was to enter the site, whilst the two parking bays for plot 1 were occupied, then this vehicle would not be able to turn within the site and would need to reverse the full length of the service road out on to Ribblesdale View. This operation would be made considerably more difficult when it is noted that the service road is, in parts, is only 3m wide.

I am of the opinion that the provided plans would not allow condition 11 attached to the planning permission 3/2016/0577 to be fulfilled. In this case I do feel that the site would present some road safety issues. I would ask the client to provide suitable drawings for approval that will allow the safe site access and egress. I would also ask for these plans to include the 2m wide footway on Ribblesdale View for the full frontage of the site.

The above comments do not mean that I object to the site being used for building dwellings but I do feel that we need plans that will indicate that the development will not present any ongoing road safety issues.

Were suitable plans to be provided then I would look at requesting a number of notes and conditions to be attached to the final permissions that would be similar to those requested by my colleague back in 2016.

Regards  
Chris.

Chris Nolan  
Development Support

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