

Development Control
Ribble Valley Borough Council

Phone: 0300 123 6780
Email: highways@lancashire.gov.uk
Your ref: 2018/0303
Our ref:
Date: 15/05/2018

Dear Sirs

Re: Planning Application 18/0303

Address: CROFTLANDS BROAD MEADOW PR3 2GH CHIPPING

Description: ERECTION OF FOUR NEW DWELLINGS

With respect to the principle of this application we would not wish to raise any objections, however there are a number of areas of concern that will require addressing prior to full consent. These concerns may be dealt with at a later date subject to suitable conditions being added to the application approval.

The turning head from which the proposed access is to be taken is already due to be altered under a previous application (2013/0571) using a Section 184 Agreement. In order to accommodate the additional access point that are to be created with this application we would propose that a scaled plan should be submitted showing how each of the 3 new accesses are to be accommodated at this location. This should also make reference to the line and means of access to the Public Right of Way that intersects the two properties under construction and existing dwelling Croftlands. It is expected that the whole of these works would be carried out under a section 278 agreement.

There are concerns regarding the site layout, a suitable turning head is required to accommodate larger vehicles such as a Fire Engine and refuse collection vehicle. Whilst the dimensions of Fire Engine are not known Ribble Valley refuse collection vehicles are known to have 3 axle, be 9.25m in length and 2.35m wide. In relation to refuse collection the bin storage point is unacceptable, the distance from a number of the plots to the bin store is too great according to the Department of Transport's document Manual for Streets, this states that householders are not expected to carry waste for more than 30m to the bin store and that collection vehicles should not have to reverse more than 25m to the collection point.

Phil Barrett
Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

There will need to be some thought regarding the surface water drainage, it is unlikely that this will be allowed to simply tap into the end of the highway drain on Broad Meadow.

Other concerns relate to the off street parking for the development and the existing dwelling. It is noted that the existing garage door will no longer be accessible when the new hedge line is planted, the existing dwelling is believed to be a 3 bedroomed property and as such under Lancashire's Structure Plan this should have 2 parking spaces. Similarly, under the parking strategy it is expected that the proposed dwellings should have 3 parking spaces each, these should be at least 5.5m long by 2.4m wide. In order for a garage space to be included, the internal measurements of each garage space should be 6m by 3m to allow for car doors to be opened and still allow room for the storage of general gardening equipment and cycles in order to support sustainable transport solutions. In this instance if car ports are used, additional covered and secure storage would be expected for cycles and other such household items.

In order to progress the application we would expect further submissions showing measures to allay our concerns regarding the application as it has been submitted.

Should you wish to approve the application we would wish to apply the following conditions.

1. The new estate access between the site and Broad Meadow shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site. **Reasons:** To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.
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 development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority. **Reasons:** In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.
4. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 1 has been constructed and completed in accordance with the approved scheme details, without prior agreement from the Local Planning Authority. **Reasons:** In order that the

traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy or trading.

5. 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 writing to Developer Support Section, Lancashire County Council, Highways Burnley Office, Widow Hill Road, Burnley, BB10 2TJ or email lhscustomerservice@lancashire.gov.uk
6. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed street within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and Maintenance Company has been established.
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.
8. 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:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) Measures to control the emission of dust and dirt during construction
 - v) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - vi) Details of working hours

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01772 531202.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council

Notes

1. The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.
2. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Further details can be found by contacting PROWplanning@lancashire.gov.uk
3. This consent does not give approval to a connection being made to the County Council's highway drainage system.