

Nicola Gunn

From: planning
Subject: FW: APP. 3/2019/0077 - 67 FAIRFIELD DRIVE, CLITHEROE

From: Gregg, Robert [mailto:Robert.Gregg@lancashire.gov.uk]
Sent: 01 March 2019 10:01
To: Rebecca Bowers
Cc: LHS Customer Service
Subject: RE: APP. 3/2019/0077 - 67 FAIRFIELD DRIVE, CLITHEROE

Good morning Rebecca

Many thanks for the attached photo describing the driveway extension.

However, if a dropped crossing is not installed to facilitate the newly formed access, then as a result any vehicles entering or leaving the driveway will be traveling across the adopted footway and as such the applicant will not be complying with section 184 of the Highways Act 1980.

The highway authority would not approve of vehicles traveling over the adopted footway without the prior construction of a formed dropped crossing.

Section 184 of the Highways Act 1980 states:

S184 - Vehicles over footways and verges.

- (1) Where the occupier of any premises adjoining or having access to a highway maintainable at the public expense habitually takes or permits to be taken a mechanically propelled vehicle across a kerbed footway or a verge in the highway to or from those premises, the highway authority for the highway may, subject to subsection (2) below, serve a notice on the owner and the occupier of the premises
- (a) stating that they propose to execute such works for the construction of a vehicle crossing over the footway or verge as may be specified in the notice; or
- (b) imposing such reasonable conditions on the use of the footway or verge as a crossing as may be so specified.
- (17) if a person knowingly uses a footway or verge as a crossing in contravention of any condition imposed under subsection (1)(b) above, or knowingly permits it to be so used, he is guilty of an offence and liable to a fine not exceeding £20 or, in the case of a second or subsequent offence, to a fine not exceeding £50.

When taking the above into account, I would consider that a dropped crossing is installed prior to any approval being granted.

Note

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact Lancashire County Council using the website link <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx> to obtain a quotation and request the works.

Robert Gregg

Highways Development Support
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From: Rebecca Bowers [mailto:Rebecca.Bowers@ribblevalley.gov.uk]
Sent: 28 February 2019 16:59
To: Gregg, Robert <Robert.Gregg@lancashire.gov.uk>
Subject: RE: APP. 3/2019/0077 - 67 FAIRFIELD DRIVE, CLITHEROE

Hi Robert,

Please see picture attached.

The applicant looks to of already paved over the driveway- the site plan showing the parking is as existing.

Would it be a requirement for them to extend the drop kerb or could they continue with this arrangement.

Thanks

Rebecca Bowers – Assistant Planning Officer

Ribble Valley Borough Council, Council Offices,
Church Walk, Clitheroe, Lancashire BB7 2RA
Tel: 01200 414518 | Fax: 01200 414487
Web: www.ribblevalley.gov.uk

From: Sharon Craig
Sent: 22 February 2019 12:26
To: Rebecca Bowers
Subject: FW: APP. 3/2019/0077 - 67 FAIRFIELD DRIVE, CLITHEROE

Sharon Craig

Planning Receptionist
Direct Dial 01200 414552

Ribble Valley Borough Council
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Hours of work: Wednesday pm only, all day Thursdays and Fridays

From: Gregg, Robert [<mailto:Robert.Gregg@lancashire.gov.uk>]
Sent: 22 February 2019 12:17
To: Rebecca Bowers
Cc: planning; LHS Customer Service
Subject: APP. 3/2019/0077 - 67 FAIRFIELD DRIVE, CLITHEROE

Removal of existing garage and replacement with new single-storey storage/outbuilding to the rear.

Good afternoon Rebecca

With respect to the above application, whilst I would raise no objection in principle I would require a revised plan which would indicate the parking arrangements as a result of the proposal.

The application states that the parking arrangements as detailed in the site plans are used each day, although this parking configuration is considered to be insufficient in terms of practicality, as manoeuvrability would prove difficult for vehicle 1 and 2 in accordance with the proposed site plan, due to the boundary wall and gated entrance. As such, the application could lead to a reliance for on-street parking to the detriment of highway safety and residential amenity, therefore I would require the parking configuration to be revised.

If tandem parking is proposed, then a distance of 18m would be required to accommodate this. However if the applicant wishes to proceed with the parking configuration as laid out, in accordance with the proposed site plan, then the boundary wall will need widening to create an access point of 5.6m. Subsequently an extension to the existing dropped crossing will need to be constructed, whereas this work will need to be carried out under section 184 of the highways act 1980.

I ask the plans be revised.

Note

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact Lancashire County Council using the website link <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx> to obtain a quotation and request the works.

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