

Ribble Valley Borough Council
Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2019/1103
Our ref 24th August 2020
Date

Dear Sir / Madam

Application: 3/2019/1103

Application Site: Twin Brooks Farm, Upbrooks Clitheroe

Proposal: Demolish existing dwelling and erect 2 detached residential dwellings

The proposal is generally acceptable, however I would have some issues with the proposed layout of the site which are as follows

1 The development comprises of 2 x 4 bed detached properties which would suggest a parking provision of 3 vehicles per unit. Whilst these are shown on the site plan there is no provision within the site for vehicles to turn around and exit in forward gear.

2 The parking spaces shown in front of the garages scale at 4.6m. It is generally accepted that in order to retain the function of the garage and allow the garage door to be opened when the driveway space is occupied a minimum parking bay length of 5.5 to 6m is required. If these dimensions were applied to the proposed layout then the extended length would result in the partial obstruction of the access road.

3 The position of the public footpath (3-1-FP6a) running adjacent to the development site is unclear. The route of the path needs to be clearly defined on the site plan

In order to clarify these requirements in the event that your council is minded to approve this application, I would request that the following conditions be attached to any permission that may be granted

Phil Durnell

Director of Highways and Transport
Lancashire County Council

Cuerden Mill • Cuerden Way • Bamber Bridge • Preston • PR5 6BS

1. 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.
2. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 4 has been constructed and completed in accordance with the scheme details. Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.
3. 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.
4. 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:
 - ❖ The parking of vehicles of site operatives and visitors
 - ❖ The loading and unloading of plant and materials
 - ❖ The storage of plant and materials used in constructing the development
 - ❖ The erection and maintenance of security hoarding
 - ❖ Contact details for the site manager
5. The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order. Reason: To ensure that adequate parking provision is retained on site.

Note

1. 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.

Yours faithfully

Dave Bloomer
Highways & Transport
Lancashire County Council