

320200159P

Document to support the discharge of condition 6

For

Land Off Ribblesdale View Chatburn

application number 3/2019/0763

Condition 6 as stated in application number 3/2019/0763

No part of the development shall be occupied until all planting on the Highway frontage of the site is reduced to and permanently maintained henceforth at a height not greater than 1 metre above the crown level of the carriageway of Ribblesdale View. The land between the proposed stone wall and the back edge of the carriageway shall be maintained thereafter, free from obstruction such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1 metre in height above the height at the centre line of the adjacent carriageway

The highway frontage has now been cleared of all debris (Please see photo 002) and it is apparent that there is no such space between the public highway and the boundary wall for a grass verge as stated originally on plan drawing 6002

After a meeting with Louise Hemingway (Assistant Engineer Highways and Transport at Lancashire County Council) it was clear that the public highway has lacked regular maintenance by Lancashire County Council and that the public highway is much closer to the developments than first thought as two surface water drains have been uncovered when the area was cleared. Louise Hemingway has now supplied a plan (See below Plan 1001) of the adopted highway and it is now apparent that the area set aside for a grass verge is actually not possible. The area seen below on photo 001 where natural build up of materials and over growth has come to rest or grown due to lack of maintenance against the 2.3 metre high wall should actually be public highway.

The area between the developments boundary wall and highways will still have a kerb edging as stated but the small amount of area left ranging between 20mm - 100mm will no longer be a grass verge due to such a small area but instead will be filled with concrete to ensure there is no further build up of waste material or over growth to grow and so providing a permanent low maintenance free area allowing clear line of site in the visibility splay as requested in condition 6.

PHOTO 001

Image of Public Highway and 2.3 metre high original wall before clearance.



PHOTO 002

Image of cleared debris and the 2.3 metre high original wall.



PHOTO 003

Image of surface water grate that was uncovered which also shows the area that was covered by debris and over growth and the lack of maintenance and lack of edging for the public highway.

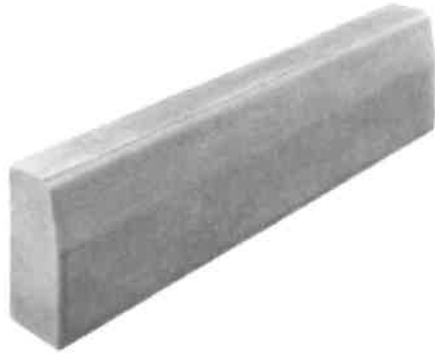


PHOTO 004

Photo showing backing block with sand stone facing and kerb stone to go in against the public highway boundary showing roughly 50mm spacing to be filled with concrete.



Kerb Stone edging to be used between Public Highway and Development Boundary Wall.



Plan 1001

Map provided by Louise Hemingway ((Assistant Engineer Highways and Transport) showing the adopted highway plan in green, also attached is her email for reference.



property@feazerdevelopments.co.uk

From: property@feazerdevelopments.co.uk
Sent: 24 February 2020 15:38
To: property@feazerdevelopments.co.uk
Subject: App3/2019/0763 Land off Ribblesdale View Chatburn
Attachments: Ribblesdale View.jpg

From: Hemingway, Louise <Louise.Hemingway@lancashire.gov.uk>
Sent: 03 December 2019 10:00
To: 'property@feazerdevelopments.co.uk' <property@feazerdevelopments.co.uk>
Subject: RE: App3/2019/0763 Land off Ribblesdale View Chatburn

Hiya Justin,

Sorry about the delay in replying back to you, but I was waiting for the person who deals with adoption extents to come back off holiday

Please see attached the adoption records for the area

Kind Regards,

Louise Hemingway
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