

Development Control
Ribblesdale Borough Council

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 2020/0892

Our ref:

Date: 17th November 2020

Dear Sirs

Re: Planning Application 20/0892

Address: 59 Downham Road Chatburn BB7 4AU

Description: Conversion of the existing garage to form a self-contained 1 bedroom holiday let.

With respect to this application with respect to this application we would wish to raise an objection to the application.

There is a concern regarding the lack of off street parking provided for the holiday cottage.

Whilst there is a reference to some on street parking being available on Ribblesdale View it is not felt that this would be regularly used by any occupant of the holiday let. Nor is it felt that parking in the proximity of the junction should be encouraged as suggested in the Highway Code where it states that

- You **MUST NOT** leave your vehicle or trailer in a dangerous position or where it causes any unnecessary obstruction of the road. (Rule 242)
- **DO NOT** stop or park (Rule 243)
 - opposite or within 10 metres (32 feet) of a junction, except in an authorised parking space

Phil Durnell

Director of Highways and Transport
Lancashire County Council
PO Box 100 · County Hall · Preston · PR1 0LD
www.lancashire.gov.uk

It is noted that Downham Road is a bus route and that it is part of a precautionary salting route, it frequently has a number of cars parked on either side of the road with long stretches acting as single direction working lanes. It is felt that further parking will only add to these un-satisfactory road conditions.

There are further concerns regarding the perceived lack of access to the garden area for the holiday let as it may encourage occupants to walk up the carriageway to gain access to the allotted garden space.

Should you wish to support the application we would look for the existing access to the garage to be removed should be up to a footway to replace the existing vehicle crossing this would be best achieved by way of a section 278 agreement.

Additionally, should you wish to approve the application we would look for the following conditions to be added to the decision notice.

1. No part of the development hereby approved shall commence until a scheme for the footway works adjacent to the highway has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. **Reasons:** In order to satisfy the Local Planning Authority and Highway Authority that the final details of the retaining structure are acceptable before work commences on site.
2. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 1 has been constructed and completed in accordance with the scheme details. **Reasons:** 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.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 1236780.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council

Notes

1. The applicant is advised that the new site access, will need to be constructed under a section 278 agreement of the 1980 Highways Act. 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 is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for "278 agreement".

2. 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
3. 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.