

Development Control
Ribbles Valley Borough Council

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

Your ref: 2020/0910

Our ref:

Date: 16th November 2020

Dear Sirs

Re: Planning Application 20/910

Address: Flats 1A and 1B Old Farmhouse Bawdlands Clitheroe BB7 2LA

Description: Demolition of existing two-storey building containing two flats to be replaced by three two-storey, three-bedroom houses. Creation of new car parking and landscaping on existing, adjacent allotment site.

With respect to this application we would not raise any objections to the principle of the development, there are however a number of concerns regarding the parking area and the retaining wall.

Firstly, it would be expected that all the spaces would allow for a vehicle to enter and exit the site in a forward gear. It is not felt that the spaces allocated to plot 1 have a practical means of turning.

Secondly, the car park slopes towards Thorn Street it is expected that a drainage scheme is provided to prevent this area draining on the highway.

Finally it is noted that the wall adjacent to the site along Thorn Street is a retaining wall, details of measures to be taken to ensure that the stepped access retain the land are required.

In order to fully support this application further sub missions are required showing how our concerns can be allayed.

Phil Durnell

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

Should you wish to support 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 including any demolition until a scheme for the construction of the site access and the off-site works of highway improvement, 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 and Highway Authorities that the details of the highway scheme/works are acceptable before work commences on site.
2. No part of the development hereby approved shall be occupied the approved scheme referred to in Condition 1 has been constructed and completed in accordance with the scheme details. Reason: In order that the traffic generated by the development does not exasperate unsatisfactory highway conditions in advance of the highway scheme/works
3. The car parking area for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least sub base before any development takes place within the site.
Reasons: To ensure that provision is made for the storage of materials and contracting staff.
4. 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.
5. No deliveries shall be made before 9.00 am and after 3.00pm to avoid conflict with traffic (vehicular or pedestrian) attending the local primary schools. Reason: In the interest of highway safety.

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.