

Planning Application No

3/2021/1004



As to Rear of Church Lane &
access

Attached letter of 2014 dealing
with access

PLANNING	
10 NOV 2021	
FOR THE ATTENTION OF	

NOT PROTECTIVELY MARKED



Lancashire Constabulary

police and communities together

Neighbourhood Policing Team
Clitheroe Police Station
King Street,
Clitheroe
BB7 2EU

Tuesday 28th October, 2014.

Dear resident,

Can residents please be mind-full of keeping the [REDACTED] 'clear'.

Access is required 24/7 by residents and RVBC who need to collect bins. RVBC have recently had a situation where they were unable to collect bins due to a vehicle parked [REDACTED] Emergency services may also need access.

Clearly, this does not apply if you are loading or un-loading.

I appreciate parking is a problem in Whalley and non-residents have blocked access to [REDACTED] on a number of occasions.

Thanks for your help



[REDACTED]

From: [REDACTED]
Sent: 14 November 2021 23:15
To: Planning
Subject: Planning Application No:3/2021/1004

Importance: High

Categories: xRedact & Upload



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Mr, Birkett

I wish to raise several issues regarding the planning application above.

My main concerns are in relation to the parking provision detailed in the application . The applicant states that 15 parking spaces, plus two additional disabled spaces are available. The current parking provision on George Street is at the side of the Spar Supermarket and signs, indicate that this is for the staff and customers of the adjacent businesses, of which at present there are I believe seven separate units. Whilst signage indicates the purpose for which the parking is intended, it is used by many locals, who have difficulties parking elsewhere and visitors to the village, for whom it provides the only free parking in the village centre.

The application does not indicate if the applicant, who I understand is the owner of the car park, intends to no longer provide parking for the adjacent business's and to you use this space as private residential parking? If this is the case how will this be enforced? I also ask the committee to consider the wider impact this will have on parking in the village.

The planning also indicates that the loading bay at the rear of 1-7 George Street is to be demolished and alterations made to the rear of the building. This raises concern as to how deliveries are to be made to the businesses on George Street.

[REDACTED]

In considering this application I would ask the committee to take into consideration the concerns of the residents of George Street and others who have been consulted in this application process who have in the past highlighted issues regarding parking on around George Street.

I have no concerns regarding the building being converted into residential use, indeed this is preferable to previous applications for a late-night bar and restaurant. I would only ask before considering this application, more detail and clarification regarding parking is provided.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 13 November 2021 15:20
To: Planning
Subject: FAO Adam Birkett

Categories: xRedact & Upload



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With regard to planning application: 3/2021/1004

On the whole, [REDACTED] I have no major issue to it's proposed change.
My objection to this proposal is purely concerning parking.

George Street is a small but very busy cul-de-sac. The car park at the end of the road is full all day and there are few empty parking spaces at night. The parking outside the businesses is fully used during most of the day though spaces are usually available later in the evening.

[REDACTED]
[REDACTED] ! I have noted the Highways Engineers' comments on the previous application and feel that
[REDACTED]

As I type this on a fairly quiet Saturday afternoon the car park is full ([REDACTED]), all parking outside the businesses is full and there are 3 cars parked on the pavement over double yellow lines! And this is the norm as opposed to the exception.

If nothing can be done to facilitate extra parking for the new residents then some serious consideration of how the issue with illegal parking, which often causes severe problems for pedestrians and parents with prams as the pavement is often blocked, can be resolved as I feel this will only increase with the addition of potentially 7 more cars regularly parked in the vicinity.

I would like my objection and points raised duly noted,

Regards,
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 November 2021 18:29
To: Web Development; Planning
Subject: Planning Application Comments - 3/2021/1004

Categories: xRedact & Upload

[REDACTED]

Is your address in Ribble Valley?: Yes

[REDACTED]

Planning Application Reference Number: 3/2021/1004

Address of Development: 1 - 7 George Street Whalley BB7 9TH

Your Comments: # [REDACTED]


[REDACTED]

[REDACTED]

[REDACTED] It should be a major requirement of Planning approval that this access be kept entirely free of construction traffic, lifting gear, scaffolding, etc. during and following construction and finally be resurfaced in keeping with the high quality of this development.

This back lane is also believed to contain the only foul and surface water drain both to the applicants building and to all the residents of Church Lane. Hence it should be a pre-requirement to survey this drain so as to establish it's capacity to service all the commercial property on George Street as well as all the residential properties on Church Lane plus the proposed new apartments. Responsibility for any repairs attributable to construction as well as onward maintenance of this essential facility must clearly be ascribed to the owner of the land under which this drain lies.

There has never been a requirement for pedestrian or vehicle access to the rear of the commercial properties of 1 to 7 George Street other than to the loading bay adjacent to the rear of 12 Church Lane whether at day or night. The new access to the proposed apartments as well as the feature balconies will now require a high level of illumination which will be sited within around 12 metres from the rear walls and windows of the residential properties on Church Lane and maybe 3 or 4 metres from their boundary walls. It will therefore be essential to shade this lighting so as to comply strictly with current residential and street lighting regulations.



#2 Apartment resident's parking:

It needs to be a condition of consent to this Planning Application that parking is made available to all apartment resident's vehicles keeping access to the rear of 1 to 7 George Street completely unobstructed both for access of residents of Church Lane as well as regular waste removal and occasional service and emergency vehicles.

#3 Energy:

It is to the credit of the owners that, according to the plans, there are a number of solar panels located so as to take advantage of the entirely exposed south facing aspect of the roof and upper floors. It is hoped that this feature is locked in as a requirement of planning consent (even if this constitutes a 'first' in such approval) and it should be noted that further roof areas are available should the entire building require it.