

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0682
Our ref D3.2022.0682
Date 17th August 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0682**

Address: **1-5 Back St Pauls Street Low Moor Clitheroe BB7 2LS**

Proposal: **Variation of conditions 9 (Parking) and 10 (Bins) from planning permission 3/2017/0920 changing a shared bin store building to storage of bins at each dwelling and to reduce the size of the turning area. Following refusal of 3/2022/0105.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

Objection

Objection to Variation of Condition 9.

No Objection

No Objection to Variation of Condition 10.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of a variation of condition application for Condition 9 (Parking) and Condition 10 (Bins) of planning permission 3/2017/0920 at the 1-5 Back St Pauls Street, Low Moor, Clitheroe.

The application is a resubmission of application reference 3/2022/0105 which was refused by the Local Planning Authority on 17th May 2022.

Phil Durnell

Director of highways and Transport
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Since then a revised plan has been submitted hence APB drawing number DWG/Site/01B Rev A1 titled "Revised Turning Area and Bin Storage" which will be reviewed below along with other information.

It is worth noting that the permitted application was for the erection of 5 dwellings at the site.

Condition 9

" The parking areas hereby approved shall be surfaced and marked out in accordance with a scheme that shall first have been submitted to and agreed in writing by the Local Planning Authority. The agreed parking scheme shall be implemented and made available for use prior to first occupation of any of the dwellings hereby approved.

REASON: In order that the Local Planning Authority may ensure that adequate dedicated parking provision is provided on site to serve the dwellings hereby approved in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy."

Highway Comments:

The LHA have reviewed APB drawing number DWG/Site/01B Rev A1 titled "Revised Turning Area and Bin Storage" and are aware that the turning area for the site, adjacent to Plot 5 will be reduced in size.

The LHA did, in an email sent to the Agent, support the reduction in size of the turning head. This was because the LHA believed that refuse vehicles would not use the access track to service the development due to the narrowness of the track which is 3.65m wide. Therefore, the LHA believed that the size of the turning head, as approved following 3/2017/0920, was over engineered with large vehicles, such as refuse vehicles not using the access track and instead servicing the site by the occupants placing the bins on St Pauls Terrace during bin collection day.

However, following correspondence with the Refuse Operations Manager and Refuse Planning Officer at Ribble Valley Borough Council, they informed the LHA that refuse vehicles are able to travel down the access track to serve the development in question as well as to serve numbers 3- 31 St Pauls Street, with these dwellings placing the bins at the rear of the dwelling during bin collection day. The refuse vehicles were then able to turn around in the provided turning head, as approved following application reference 3/2017/0920.

It has only been since the turning head has been reduced in size that bins for the development are collected on the footway of St Pauls Terrace, while the bins for numbers 3-31 St Pauls Street are collected at the front of each dwelling along the footway.

As a result of the reduction on size of the turning head preventing refuse vehicles from using the access track to service the development and numbers 3-31 St Pauls Street, the LHA object to the variation of condition.

Furthermore, since refuse vehicles are able to use the access track to serve the development, other large delivery vehicles are also able to do the same. This further adds weight to the need to object to the application.

Condition 10

"Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the revised siting for the refuse storage area, including precise details of the nature of the storage have been submitted to and agreed in writing by the Local Planning Authority. The agreed refuse storage area/provision shall be constructed and made available for use prior to first occupation of any of the dwellings hereby approved. The refuse storage provision shall be retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that adequate dedicated refuse storage provision is provided on site to serve the dwellings hereby approved in accordance with Policy DMG1 of the Ribble Valley Core Strategy."

Highway Comments:

The LHA have reviewed APB drawing number DWG/Site/01B Rev A1 titled "Revised Turning Area and Bin Storage" and have no objection to each dwelling having a bin collection point provided on their private drives rather than a collective bin store located adjacent to the turning head. This will be easier for refuse vehicles during bin collection days.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council