

Development Control
Ribble Valley Borough Council

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Your ref: 23.0138
Our ref: D3.23.0138
Date: 14th June 2023

App no: 23.0138

Address: Twin Brook Farm Up Brooks Clitheroe

Proposal: Construction of a pair of semi-detached dwellings as a change of house type to the single large detached dwelling on Plot 1 previously approved on application 3/2019/1103

The submitted documents and plans have been reviewed and the following comments are made.

Application 3/2019/1103 approved the demolition of a dwelling and erection of 2 x 4 bedroom dwellings with highway related conditions 8 (vehicles forward gear), 9, 10 (wheel wash), 11 (CTMP) and 12 (Garages).

This application seeks to change plot 1, approved under 3/2019/1103, to 2 x 3 bedroom semi-detached dwellings.

Access

Up Brooks is a highway maintainable at public expense from its junction with Lincoln Way to the junction with the Twin Brook Farm site where it becomes public footpath 301006a. There are 3 informal passing places on Up Brooks which serves circa 18 dwellings. There have been no collisions recorded in the previous 5 years.

This application seeks one additional dwelling which would not be considered to cause a severe impact to highway safety to give reason for an objection to the proposal from the Highway Authority.

Refuse

There is a communal bin store on Up Brooks close to the junction of Lincoln Way. The comment uploaded on the website from a resident indicates that the existing store would require enlarging to accommodate the additional waste generated by the new dwellings. Ribble Valley Borough Councils waste team should be consulted to comment on the suitability of the facility.

Lancashire County Council

Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD



Parking

The 2 x 3 bedroom dwellings would require 2 parking spaces each together with electric vehicle charging and secure, covered cycle stores.

There are 3 spaces shown for each dwelling which could be reduced however we would raise no objection to the small overprovision.

We would not support any informal parking which may obstruct the public footpath 301006a which runs past the site.

Conclusion

Lancashire County Council acting as the Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Should the application be approved the following conditions are requested.

1. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) Details of working hours
 - ix) Routing of delivery vehicles to/from site
2. Prior to the occupation of each dwelling the parking and turning areas shall be constructed in a bound porous material and made available for use and maintained for that purpose for as long as the development is occupied.
3. Prior to first occupation each dwelling shall have a secure cycle store for at a ratio of 1 cycle space per bedroom.

Kelly Holt
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 Lancashire County Council
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