

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0222
Our ref: D3.2023.0222
Date: 15th May 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0222**

Address: **Former garages Back Brennand Street Clitheroe BB7 2HB**

Proposal: **Proposed conversion and alterations to existing building to create one dwelling, including limited demolition, extension and re-modelling.**

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

Summary

No objection subject to conditions

Lancashire County Council acting as the Local 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 subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed conversion and alterations to an existing building to create one dwelling at the former garages, Back Brennand Street, Clitheroe.

The LHA are aware of the most recent planning history at the site with it being listed below:

3/2022/0136- Internal remodelling, replacement roof, limited demolition and extension to create two one bedroom apartments on the ground and first floor. Permitted 20/04/2022.

Lancashire County Council

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



3/2015/1020- Change of use to three apartments, alterations, erection of two storey extension and layout of car parking (resubmission of application 3/2015/0564). Permitted 22/04/2016.

3/2015/0564- Change of use to three apartments, alterations, erection of two storey extension and laying out of car parking. Refused 13/08/2015.

3/2014/0150- Conversion of existing garage premises to three dwellings (Resubmission of 3/2013/0843). Permitted 25/03/2014.

3/2013/0843- Conversion of existing garage premises to three dwellings. Withdrawn 06/02/2014.

Site Access/ Internal Layout

The LHA are aware that the proposed dwelling will continue to be accessed off Back Brennand Street which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed Read Design drawing number 152-02A titled "Proposed Plans" and are aware that the access width complies with the LHAs guidance.

The LHA are also aware that the site can provide 2 car parking spaces for the 3-bed dwelling. This complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan and so the LHA have no objection to the proposal.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Read Design drawing number 152-02A have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

3. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound

material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021)

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Read Design drawing number 152-02A. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

5. Prior to the first occupation the dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

REASON: In the interests of supporting sustainable travel.

6. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the residential unit has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Informatives

The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact 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.

Yours faithfully

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

