

Development Control
Ribbles Valley Borough Council

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Your ref: 23.0739
Our ref: D3.23.0739
Date: 26th September 2024

App no: 23.0739

Address: Land off Elker Lane Billington

Proposal: Outline application for the development of a Class C2 Continuing Care retirement community.

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

History

3/2021/0373 - Reserved matters application pursuant to outline approval 3/2016/0927 for the erection of a Continuing Care Retirement Community comprising a 50 bed care home; 60 self-contained assisted living units; car parking; landscaping and associated works. Approved

3/2016/0927 - Outline application for the development of a Class C2 Continuing Care retirement community. Approved

3/2016/0106 - Discharge of Condition(s) 10 (car parking layout), condition 11 (cycling facilities for over 55's), condition 12 (motorbike facilities), 13 (travel plan), and 14 (acoustic barriers) of planning permission 3/2014/0801.

3/2014/0801 - Construction of 19 2-bed apartments for the over 55s and a 120 place childrens day nursery, associated car parking and landscaping. Approved.

Proposal

The outline application includes all matters except for landscaping.

There are 50 care bedrooms and 60 assisted living 2 bedroom units with communal facilities, 99 car parking spaces and associated service areas and infrastructure.

There are 68 FT equivalent employees proposed.

The proposed site plan is identical to the previously approved reserved matters application 21.0373.

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



Sustainability

The outline application 2016/0927 includes a Village Transport Service in the S106 agreement to provide a return transport service to Clitheroe at least once a day on Monday – Saturday to residents who comply with the criteria (reside at the site or within the parish or town boundaries of Billington but excludes children not accompanied by an adult).

We would support this provision for this application.

The outline application includes a condition for a Travel Plan. Lancashire County Council offer a service to provide developers support to aid effective implementation of their Travel Plan and the required monitoring. The contribution would be £12,000 for this service. We would seek to secure this sum in a Section 106 agreement.

In addition, we would request that the nearest bus stops on Whalley Road (references 250010307 & 309) are upgraded to quality bus stop standard to support staff and residents using the service buses to access other adjacent towns and facilities.

These works will be completed under a S278 agreement with Lancashire County Council.

Access

The applicant states that the estate road and infrastructure will be privately maintained. The new access will need to be formed under a S278 agreement with Lancashire County Council.

The location plan shows the carriageway of Elker Meadows within the red edge. However it does not clearly show the blue edge and the applicant should confirm that they have a right of access over Elker Meadows if they do not own the land. There is draft Section 38 agreement for Lancashire County Council to formally adopt Elker Meadow however this is not yet signed so there is no legal agreement in place to provide certainty that this will become public highway.

The new linking footway between the site and Whalley Road, which was conditioned on the outline application (Condition 15 - 16/0927), is not within the red edge. The line of the path is likely to require an amendment due to the watercourse where it is culverted under Elker Meadows. We would request that a condition is stated to allow details to be submitted at a later date.

Construction traffic

The significant construction traffic for the proposal is likely to cause deterioration of Elker Meadows and Elker Lane and we would request that measures are required for the pre-commencement and post-completion surveys to be undertaken with any damage repaired by the developer.



We will request a construction traffic management plan and due to the close proximity of the school we would request additional measures for large construction and delivery vehicles to avoid school drop off and collection times for highway safety reasons.

Measures to mitigate highway safety issues as a result of the recent collision between the pupil and a vehicle opposite the Elker Meadows junction have been agreed. These consist of the extension of the school zig zag markings on Elker Lane by Lancashire County Council and the trimming back/removal of the hedge between the bus turning circle and the main school car park access on Elker Lane by the school.

Parking

There are 106 car parking spaces including 15 disabled spaces and 10 electric vehicle charging points proposed across the site. An additional 2 ambulance bays and a service yard are located at the main building. There are 5 cycle/scooter enclosures each providing 4 cycle spaces, therefore totalling 20 cycles.

The maximum car parking standard for C2 is 1 space per 5 residents and the C3 sheltered housing standard is 1 space per 3 dwellings. The Highway Authority is keen to ensure that there is no overspill car parking onto the surrounding highway network and therefore the proposed higher than standard car parking provision is not opposed in this case.

On-street parking occurs on Elker Meadows by parents/carers transporting pupils to and from the adjacent High School. Additional parking restrictions may be required on Elker Meadows at the new site access to ensure that the visibility splays are maintained and this will be carried out under the S278 agreement.

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.

Highway conditions 12 - 16 from 16/0927

12 (Travel Plan), 13 (Site access and off-site highway works), 14 (Estate road construction), 15 (Scheme for a footway link to Whalley Road) and 16 (CTMP).

Condition 4 from 21/0373

The dedicated car-parking, electric vehicle charging points, cycle/scooter enclosures as indicated on the proposed details shall be provided prior to the first occupation of the accommodation to which they relate and be maintained thereafter for the lifetime of the development.



In addition, we would request the following conditions.

1. Pre-commencement and post-completion photographic surveys shall be completed and submitted to the Local Planning Authority for Elker Meadows and Elker Lane used by the construction traffic. Any damage caused during this period shall be repaired in conjunction with the Highway Authority and under an agreed timetable. Reason: For highway safety.
Reason: To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.
2. Deliveries to the approved development shall only be accepted between the hours of (9.30am) and (2.30pm) Monday – Friday during school term time, to avoid peak traffic and school drop off-collection on the surrounding highway network.
Reason: In the interest of highway safety.
3. A scheme for the off-site highway works shall be submitted for approval by the Local Planning Authority and shall include the provision of dropped kerbs and tactile paving at the Elker Lane Whalley Road junction and central pedestrian refuge and the upgrade of the two nearest bus stops on Whalley Road (references 250010307 & 309) shall and the works shall be completed prior to the first occupation of the development (see informative note S278).
Reason: To support sustainable travel.

Informative note

The grant of planning permission will require the applicant to enter into a S278 Agreement, with the County Council as Highway Authority. The applicant should be advised to contact Lancashire County Council for further information by emailing the Highway Development Control Section at developeras@lancashire.gov.uk

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