

Directorate for Economic Growth and
Regeneration
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Your ref: 3/2024/0927
Our ref: 3/2024/0927/HDC/KW
Date: 11 December 2024

Location: Tree Tops Springfield Close Whalley Clitheroe BB7 9AF
Proposal: Variation of conditions 2 (approved plans), 5 (window details and obscure glazing) and condition 6 (parking and turning facilities) of planning permission 3/2021/0998 for proposed new sustainable detached house on an existing development strip of land adjacent to Treetops.
Grid Ref: 377207 450009

The Local Highway Authority have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection to the variation of conditions 2 and 6. The LHA would make no comments in relation to condition 5 as this is not highway-related.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a variation of conditions 2 (approved plans), 5 (window details and obscure glazing) and condition 6 (parking and turning facilities) of planning permission 3/2021/0998 for a proposed new sustainable detached house on an existing development strip of land adjacent to Treetops at Tree Tops Springfield Close Whalley Clitheroe BB7 9AF.

Condition 2

'The permission shall relate to the development as shown on Plan References

Site Plan 354-PL01

Proposed Site Plan 354-PL04C

Proposed Elevation Plans 354-PL06C and 354-PI07C

Proposed Floor Plan 354-PL05D

Unilateral Undertaking dated 21/02/22

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.'

Continued...

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



Condition 6

"The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number 354-PL04C. 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."

Highway Comments:

The Highway Development Control Section of Lancashire County Council has no objections to the variation of conditions 2 and 6. Following the amendments the parking area will be retained acceptable off street parking provisions for the size and nature of the development.

Whilst the LHA have no objections to the amendments to the site access, the LHA would recommend that the proposed gate is set back at least 5m into the site to allow free flow of traffic along the private track, however, given the limited number of properties which are served from the track it is unlikely to cause significant highway safety concerns.

If you have any questions regarding my comments, please do not hesitate to contact me.

Yours sincerely

Kate Walsh

Highway Development Control Technician

Highways and Transport

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