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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | SH | | | | **Date:** | 10/11/2022 | **Manager:** | | SK | | **Date:** | 10.11.22 |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2022/0628 | | | | | | Graphical user interface, text, application  Description automatically generated | | | | |
| **Date Inspected:** | | | 02/08/2022 | | | | | |
| **Officer:** | | | SH | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVAL** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | New vehicular access and parking area within existing garden of 93 Ribchester Road. Increase width of vehicular access to Salesbury Memorial Hall from Ribchester Road including drop kerbs and footpath alterations. | | | | | | | | |
| **Site Address/Location:** | | | | | **Salesbury Memorial Hall and 93 Ribchester Road Clayton le Dale BB1 9HT** | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Salesbury Parish Council commented on 10/10/2022 – No Objections.  Clayton-le-Dale Parish Council commented on 27/07/2022 – No Objections. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **LCC Highways:** | | | | | | | | | | | | | |
| Highways revised comment received on 06/10/2022 – No Objections subject to Conditions. | | | | | | | | | | | | | |
| **United Utilities:** | | | | | | | | | | | | | |
| Consultation sent out on 25/07 – No response received. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| Two objections have been received in relation to the proposal. These objections are summarised as:   * Impact of the development upon highway safety. * Impact of the development upon right of way of adjacent property. | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 – Development Strategy  Key Statement DS2 – Presumption in Favour of Sustainable Development  Key Statement DMI2 – Transport Considerations  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMG3 – Transport and Mobility  **National Planning Policy Framework** | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2014/0125:  Proposed alterations to increase the width of the existing site entrance (resubmission of application 3/2013/0704/P) at Salesbury Memorial Hall, Ribchester Road, Clayton-le-Dale. (Approved) | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to both 93 Ribchester Road and Salesbury Memorial Hall, with a total site measurement of 1.2 hectares in area and are situated adjacent on land to the South of Ribchester Road in Salesbury. The former is an existing semi-detached C3 dwelling with the latter being a F2 Community Recreation Facility. Salesbury Memorial Hall also features a car park on site, along with a tennis court, a bowling green and a sports facility with associated outbuildings.  The site is surrounded with residential development to the West, North and East and has allocated greenbelt land situated to the South of the site. Both buildings currently share an access to Ribchester Road, with 93 not having any associated parking spaces within their curtilage. The site as a whole is not situated on any designated land. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Planning consent is sought for the implementation of a new vehicular access measuring a width of 6.5m, and parking provisions to provide 2 parking spaces to the neighbouring property No.93 Ribchester Road. Consent is also sought for the widening of the existing vehicular access to Salesbury Memorial Hall from Ribchester Road to a total width of 10.8m, including the implementation of dropped kerbs and footpath alterations. | | | | | | | | | | | | | |
| **Residential Amenity:**  With regard to 93 Ribchester Road, the property currently does not benefit from any existing parking arrangements. The widening of the existing pedestrian access at the front of the dwelling will allow for vehicular access to the property, as well as providing a parking area to prevent the current situation whereby the residents are having to park on the soft verges at the hall access point. The development will also not include the construction of any structures which will reduce light to any neighbouring properties. As such, it is not considered that the proposal will result in any additional increase in vehicular traffic or noise that could lead to any form of disturbance as a result of the proposed access alterations. | | | | | | | | | | | | | |
| **Visual Amenity:**  Ribble Valley Core Strategy Policy DMG1 states that “development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature”. Furthermore, emphasis is placed on visual appearance and the relationship to surroundings.  The development will involve the widening of the existing pedestrian access to No.93, and the installation of a blocked paving access point to the property, along with parking provisions. For Salesbury Memorial Hall, the access will also be extended in order to allow for an improved visibility display, with a tarmac drive and to incorporate a kerbed pavement for disabled access. The proposed development would not adversely impact upon the character and setting of the application dwelling, hall, or the street scene due to many other dwellings and facilities within the vicinity of the site already having similar access and parking arrangements. The development will involve the use of existing materials, with the existing stone coppings and pillars to be cut down and resited to retain the features.  The dropped kerbs will involve small scale and unobtrusive alterations to the existing built environment which would have a negligible visual impact upon the amenities of the surrounding area. Furthermore, the proposed works would not involve the removal of any trees, vegetation or buildings and the Memorial Hall sign and telegraph pole are to be relocated to accommodate for the access alterations. Accordingly, it is not considered that the proposed works would have any undue impact upon visual amenity or detract from or have any undue impact upon the character of the surrounding area. | | | | | | | | | | | | | |
| **Ecology:**  No ecological constraints were identified in relation to the proposal. | | | | | | | | | | | | | |
| **Highways:**  LCC Highways initially responded to the proposal with a request for further information in relation to the visibility splays and an altered setback to 2.4m from the highway. The applicant has since provided a revised site plan in line with the recommendations stipulated by the LHA. The revised site plan has subsequently been reviewed and accepted by the LHA who have no objections to the proposed development subject to the implementation of additional planning conditions being incorporated into the approval of the application. The applicants will require a Section 278 agreement for the accesses, with the information included in the informative below. As such, it is not considered that the proposal would have any undue impact upon highway safety. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning permission be granted. | | | | | | | | | |