

Ref: Mr Richard Fee
Planning Application No 3/2020/1015

10 Hawthorne Place
Clitheroe
BB7 2HU

Dear Sir/Madam,

Further to our letter regarding the above planning application which was hand delivered to your office on the 21st December 2020, our attention has been drawn to a response from the Highways Department regarding access to the proposed site.

Our main concern was that access to and from the proposed site would be extremely dangerous which the report from the Highways Department confirms.

The report suggests that the applicant should submit an amended plan complying with 45 degree visibility, which would mean the boundary wall must be reduced in height at either side of the proposed driveway.

This would increase our concerns that the proposed building would be more visible to neighbours and pedestrians. Also the requirement of a vehicle access crossing marked by an "H-bar" would potentially reduce the street parking which we have mentioned in our previous letter by approximately three parking spaces.

Once again we urge the planning department to refuse this application as we still feel that access off Hawthorne Place should not be allowed.

Yours faithfully,



RECEIVED BY
CHIEF EXECUTIVE
- 4 JAN 2020

FAO

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Planning Application No 3/2020/1015

4 Hawthorne Place
Clitheroe
BB7 2HU

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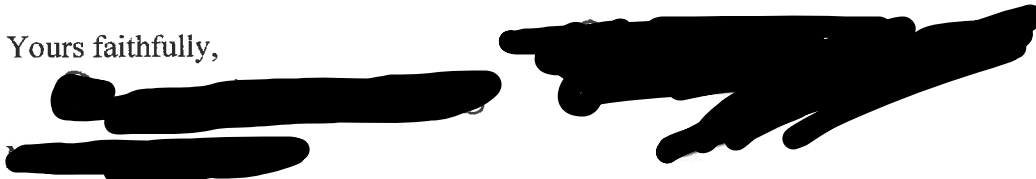
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Delivered by hand 23/12/20

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CHIEF EXECUTIVE

- 4 JAN 2020

FAO

12 Hawthorne Place
Clitheroe
Lancashire
BB7 2HU

Director of Economic Development and Planning
Planning and Development Committee
Ribbles Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire BB7 2RA

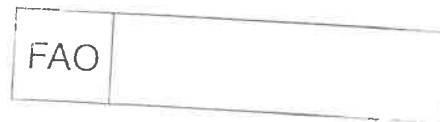
21 December 2020

Dear Sir

Planning Application No: 3/2020/1015
Grid Ref: 374223 442303
Location: Inglemead, Waddington Road. Clitheroe

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- 4 JAN 2020



Following the application of the above planning permission, we would like to object based on the following material considerations:

Parking

The proposal would take up at least two current parking places. Parking in this area, for the residents of Hawthorne Place is already a significant issue at times, due to:

- The residents of Waddington Road using this section of the street as a primary or overspill parking area.
- It is one of the first available "free parking" streets from Clitheroe town centre / railway station.
- It has been known to be an appealing spot for abandoned/long term parked vehicles (as per the photographed van in the design statement, Page 3 1.2 which was in situ for over 18 months).

Due to the reasons stated above, Residents of Hawthorne place are often forced to have to find alternative street parking, such as Moorland Avenue, being the next nearest available parking.

Highway Safety

As a busy single lane road, due to the above reasons for current limited parking, the significant issue of congestion of parked cars/vans at the entrance to the road will increase, causing danger for both pedestrians and turning vehicles, due to the lack of visibility and manoeuvring space. The loss of at least two further parking places on Hawthorne Place would exacerbate this issue.

We note the photograph (Page 9, 1.2) indicates an empty road which would indicate that this photograph was taken during the day when the residents were at work. We therefore enclose more recent photographs indicating the parking situation at the weekend and after 5pm.

When cars are parked on both sides of the street, there would not be an adequate turning space for a car to enter the garage opening, additionally, reversing in or out would be not only difficult/impossible, but potentially dangerous.

The service lanes on Hawthorne Place are always kept clear at both ends. Inglemead has existing access to the service lane, as does Greystones. As a solution to the issues raised above, we feel that this access (service lane at rear of Greystones property) should be utilised, rather than the proposal of using Hawthorne Place which will cause an increase in vehicle density, resident parking issues and further congestion at the junction of the main road (Waddington Road).

Yours faithfully

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enc.



16/12/2020

~~12/16/2020~~

[REDACTED]
[REDACTED]
4Hawthorne Place BB72HU

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CHIEF EXECUTIVE

- 4 JAN 2020

FAO [REDACTED]

Stephen Kilmartin
Ribbles Valley Borough Council
Council Offices Church Walk
Clitheroe
Lancashire BB72RA
Dear Stephen,

Thank you for your letter dated 4th December 2020 regarding Planning Application No 3/2020/1015

We consider the Application should be refused as the steep driveway would be a risk to both highway and footpath safety. The development will involve alterations to the high stone retaining wall to create a steep driveway across the existing footpath and into the existing road which would be unsafe for both pedestrians and cars and vehicles using the road. We also have concerns about the stability of the retaining wall being adversely affected.

Whilst this appears to be an application for a property forming part of the main house we must anticipate that if this development was to be approved and built it could be sold off separately unless consent granted specifically prevents this in perpetuity.

We have other significant considerations we would like to make but they seem to be outside the definition of material considerations that you have provided.

[REDACTED]

