

West Craven Update Report 29th March 2022

21/0972/FUL: Harrison Street Dental Centre

This item was deferred from the last meeting for a meeting with representatives of Barnoldswick Town Council, West Craven Committee, the applicants and Planning Officer to discuss parking provision in the area of the application site.

This meeting took place on 17th March 2022.

Following the meeting, the agent has submitted an amended plan which indicates the car parking within the area of open space is to be removed from consideration. As such, the application which is now before the Council has five off-street car parking spaces (including one disabled parking bay) within the existing perimeter of the application site. The description of development has changed to reflect this amendment to the scheme and now reads as follows: "Full: Formation of first floor extension with pitched roof, additional four air conditioning units and alterations to window/door openings"

LCC Highways have been consulted on this amended plan and conclude that there is a shortfall in off-street car parking for the proposed increase in consulting rooms and this is likely to result in highway safety matters. If the application is approved, they would seek measures to mitigate the highway safety matters in the form of planning conditions (set out below).

Although the applicant has now removed the additional car parking from consideration, this does not affect the overall recommendation. This is because the application still represents a sustainable form of development. It is located in a sustainable location, close to the Town Centre boundary (150m), a bus stop with a frequent service (40m) and a free public car park (150m). All of which could be used by future patients of the dentist to travel to the surgery.

Conditions

1. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding
- v) Wheel washing facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Details of working hours
- ix) Routing of delivery vehicles to/from site

2. Prior to commencement a scheme for the site access and off-site highway works shall be submitted to and approved by the Local Planning Authority.

The works shall include the following and be implemented prior to the first use of the development hereby permitted. These works will be completed under S278 agreement with Lancashire County Council (see informative note).

a. Pedestrian improvements between Rainhall Road car park and the development site, to include drop kerb crossing points, tactile paving and H bar markings.

b. A traffic regulation order to prohibit car parking at road junctions on Harrison Street, Lower Park Street and Rook Street.

3. Prior to first trading of the development hereby permitted, a parking management plan shall be submitted for approval by the LPA and be implemented thereafter for as long as the development is trading. It shall include use of the on-site car park for staff and disabled drivers, promotion of Rainhall Road public car park including map of the walking route online and displayed in the practice and cycle parking.

4. Prior to first trading the car parking, EV charging point and cycle parking shall be provided and maintained thereafter for as long as the development is trading.

Notes

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