

## **Development Control Committee – Urgent Business Procedure**

### **Update Sheet**

#### **Application LCC/2020/0010 – Proposed new pedestrian access path at Eccleston Primary School**

Further consultation responses – none received

Further representations - none received.

#### Responses from members of Development Control Committee:

Councillors Kay and Eaton have commented that they support the application but would like to see a pedestrian guard rail added to the footway where the path emerges from The Green onto Redhouse Lane. Cllr Kay has also requested that there should be yellow lines along Redhouse Lane to prevent inappropriate parking and fencing or warning signs around the pond as suggested by some of the local residents.

Councillor Schofield supports the application as a means to encourage more children to walk to school and to reduce vehicle use by parents. However, he has a number of comments / suggestions:

- It is inevitable that youths will gather on the footbridge outside of school hours and therefore lighting is required on the bridge and proposed footpath.
- There needs to be a locked gate where the new path enters the school grounds
- The bridge needs to be constructed from a vandal proof material.
- Despite the comments from LCC Highways, Cllr Schofield considers that some parking restrictions such as H bar markings are required on Redhouse Lane to prevent inconsiderate parking outside properties.

Cllrs Yates and Clarke (Chair and Vice Chair of the Committee) have considered the report and recommend that planning permission be granted subject to an additional condition requiring the installation of a guard rail and the painting of parking management lines on the surface of Redhouse Lane where the path emerges from The Green.

#### Advice

The comment about pedestrian guard rails has been discussed with the applicant and with LCC Highways. Highways do not consider that a guard rail on Redhouse Lane is strictly necessary as the footway alongside Redhouse Lane is relatively wide and would therefore discourage children from running out into the road. However, the applicant is willing to install a guard rail at this location and it is considered that it would enhance pedestrian safety. This matter can be the subject of a planning condition. A condition to address this is set out below.

It should be noted that there is also an access onto Beechfields from The Green. Beechfields has traffic calming with a road hump very close to where the path emerges from The Green and there are also 2 x 90° bends in close proximity which should considerably reduce traffic speeds and remove the need for a guard rail at this location also.

With regard to parking controls, all the houses on Beechfields and Redhouse Lane have off street parking and there appears to be very little on street parking on either road. There is capacity for these roads to absorb any parking demands from school traffic without the need for parking restrictions to protect the amenity of local residents.

With regard to the lighting issue, The Green is not currently lit and children would not be entering or leaving the school during hours of darkness. Installation of lighting is not considered necessary and could actually encourage antisocial behaviour. There would be a lockable gate at the school boundary to prevent unauthorised access. The bridge would be constructed from timber and would be of a suitably robust construction which should be able to withstand vandalism.

The school are proposing to erect warning signs around the pond. However, this is not a matter which needs to be the subject of any planning condition.

Proposed additional condition:-

6. Prior to the new path being brought into use the following works shall be undertaken:-

a) a pedestrian guard rail shall be erected on the pavement alongside Redhouse Lane at the point where the path from The Green emerges onto the public highway.

b) H bar markings shall be marked out adjacent to the kerb on the northern side of Redhouse Lane extending for a distance of 10 metres on either side of the location where the path from The Green emerges onto Redhouse Lane.

*Reason: In the interests of highway safety and to conform with Policy BNE1 of the Chorley Borough Local Plan.*