

Committee Update Sheet – 10th November 2022

Item 10 – 07/2022/00475/FUL – Storage Building, Newgate Lane, Whitestake

The following late representation has been made by Farington Parish Council:

“Although this application does not fall within the boundary of Farington Parish Council, many of the neighbouring properties affected by the application are within the Parish Council.

Farington Parish Council wish to submit an objection to the application for the following reasons:

1 Highway type:

Newgate Lane (from Chain House Lane) is a very narrow country lane, with a sharp bend onto Green Lane (to Pope Lane). The road does not lend itself to large vehicles or HGV's regularly using this route for access to the site.

2 Properties on Newgate Lane:

There are already a number of businesses operating off Newgate Lane, and to add further businesses to this area will increase congestion and exacerbate access issues.

There are a number of terrace properties without off street parking. The residents park on Newgate Lane, resulting in the road becoming single track in some sections. Additional vehicles using Newgate Lane for access will add further issues to the constraints already in place.

There is already evidence of HGV's accessing Green Lane and causing obstructions to those seeking residential access.

The Parish Council has sought to understand if the road can be widened but due to deep ditches on either side, this would not be an option in this case.

3 Potential for development creep:

The Parish Council note that the original application requested Unit 1 to be divided into 10 units, and Unit 2 into 4 units, with 26 parking spaces to be created.

Subsequently the amended application shows approx. 12 parking spaces are to be created. Again this would lead to additional traffic along a narrow country residential road.

4 Enforcement of restrictions:

There would be a requirement to impose restrictions to HGV's accessing the site, which would then require the enforcement of such restrictions.

5 Impact upon the residential amenity:

The area is currently greenbelt and also a regular route for cyclists. All access roads are narrow with soft verges, limited footways or lighting and this also supports the concerns regarding the access by larger vehicles as well as concern at increased HGV use of the access lanes.

This is a quiet country residential area, and all measure should be taken to ensure that the area is not impacted by industrial developments.

Farington Parish Council wish to object to the change of use for this application.”