

Jane Tucker

From: Claire Booth
Sent: 14 September 2012 14:16
To: Jane Tucker
Subject: FW: Consultation on planning application 3/2012/0089 Lanshaw Barn, Woodhouse Lane, Slaidburn

From: Hornby, Mark [mailto:Mark.Hornby@lancashire.gov.uk]
Sent: 14 September 2012 10:24
To: Claire Booth
Cc: ENV EPP Customer Service Area East
Subject: FW: Consultation on planning application 3/2012/0089 Lanshaw Barn, Woodhouse Lane, Slaidburn

Claire

I have no objection in principle to this proposal on highway safety grounds. Although the submitted plans do not show the access and parking / turning areas in any detail I am satisfied that suitable arrangements can be made at the site. I would therefore recommend the following conditions be applied to any consent granted:

1. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45 degrees to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45 degree splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway. Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.
2. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5 metres into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. Reason: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users.
3. The layout of the development shall include parking and turning space sufficient for a minimum of two cars and a scheme detailing this shall be submitted to and approved by the Local Planning Authority in conjunction with the Highway Authority before any works commence on site. Reason: In the interests of highway safety.
4. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.
The visibility splay to be the subject of this condition shall be that land in front of

a line drawn from a point 2 metres measured along the centreline of the proposed driveway from the nearer edge of the carriageway of Woodhouse Lane to points measured 30 metres in each direction along the nearer edge of the carriageway of Woodhouse Lane, and shall be constructed and maintained at verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the site access.

Regards

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Sent: 02 August 2012 15:55
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Subject: Consultation on planning application 3/2012/0089 Lanshaw Barn, Woodhouse Lane, Slaidburn

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