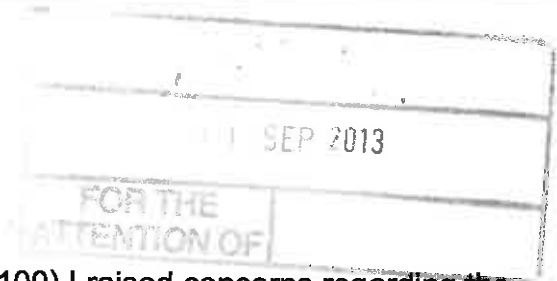


Mark Baldry

From: Bloomer, David [David.Bloomer@lancashire.gov.uk]
Sent: 10 September 2013 11:06
To: Mark Baldry
Cc: ENV LHS Customer Service
Subject: app3/2013/0691 Elmridge Farm Longridge



Morning Mark,

For the previous application ((2013/0100) I raised concerns regarding the site access onto Elmridge Lane, following a site meeting with the applicant and his agent, the current application has resolved these issues satisfactorily. At the meeting I also raised concerns regarding the visibility at the access onto Heights Lane, whilst not raised in my previous I think there is an opportunity to improve the visibility at this junction which would be necessary as there are likely to be increased movements at this junction. Subject to the following conditions being attached to any permission that may be granted I would raise no objection to the proposal on highway grounds

1 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted 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 measured 2.4 metres measured along the centreline of the access from the continuation of the nearer edge of the carriageway of Elmridge Lane to points measured 100metres in each direction along the nearer edge of the carriageway of Elmridge Lane from the centreline of the access, and shall be constructed and maintained in accordance with the approved plan (Ref 1111)

Reason to ensure adequate visibility at the site access.

2 Before any development (construction/demolition) begins on site the site access onto Elmridge Lane shall be constructed in accordance with the submitted plan ref 1111 and condition 1 above. Reason to enable all construction traffic to enter and leave the site in a safe manner without causing a hazard to other road users

3 All access/egress to/from the residential enclave shall be via Elmridge Lane . No residential access , with the exception of the farmstead, will be permitted via Heights Lane. Reason to reduce the likelihood of conflict with agricultural traffic and for the safety of the users of the public rights of way network.

4 No part of the development hereby approved shall commence until a scheme for the improvement of the site access onto Elmridge Lane and Heights Lane has been submitted to and approved by the local planning authority in consultation with the highway authority in order to satisfy the planning and highway authorities that the final details of the improvements to the site access are acceptable before work commences on site.

Note The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a rightof way should be the subject of an Order under the appropriate Act

Dave Bloomer

10/09/2013