

Jane Tucker

From: Patel, Uday [Uday.Patel@lancashire.gov.uk]
Sent: 03 October 2013 13:26
To: planning
Cc: ENV LHS Customer Service
Subject: 3/2013/0752 - New Residential Entrance - Clark House Chipping Preston PR3 2GQ

F.A.O: Claire Booth,

Planning Application Reference: 3/2013/0752
Grid Reference: 361669 443527
Proposal: New Residential Entrance
Location: Clark House Chipping Preston PR3 2GQ

Subsequent to our discussion and discussion with architect, I have reviewed the proposal. On My visit to site on 3rd October 2013, it was observed that Fish House Lane is very quiet road. Very less volume of traffic was observed on the road. I myself drove up and down on the Fish Lane to gauge the speed of the vehicles generally travelling on the road. It was evident that speed of the vehicles generally travelling on the Fish House Lane in NW and SE of the proposed access is approximately between 25-30mph. It is believed that less speed is due to the fact that there is a rising curve on the road with number of residential vehicles parked approximately 98m to the SE direction of the proposed access. Thus the vehicles are reducing the speed significantly from this point onward leading up to Clark House/proposed access. In NW direction there is a bend approximately 45m from the proposed access. Due to restricted forward visibility the vehicle travelling from NW direction reduces the speed approaching the proposed access.

Thus overall it is believed that speed of the vehicles travelling on the road in the vicinity of the proposed access is between 25-30mph. Visibility splay required for 30mph road for a single dwelling is 2mx43m. It is believed that there is scope of improvement of existing visibility by amending existing hedge/front fence. To this effect following condition shall be attached to the planning application approval notice.

Condition

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 2m measured along the centre line of the proposed access from the continuation of the nearer edge of the carriageway of Fish House Lane to points measured 43m in each direction along the nearer edge of the carriageway of Fish House Lane, from the centre line of the access, and shall be constructed and maintained at footway/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.

I must mention that following conditions as indicated in my previous response will still apply.

Condition 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° to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45° 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.

Condition 2

Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviments, or other approved materials. Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

Condition 3

Before the development hereby permitted becomes operative, the existing hedge/fence on the highway frontage of the site to Fish House Lane shall be reduced to and be permanently maintained henceforth at a height not greater than 900mm above the crown level of the carriageway of Fish House Lane. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

Condition 4

Deleted.

With the above conditions attached to the planning approval notice, there is no objection to the proposed development on highway grounds.

Thank You

Uday Patel
(Developer Support – Area East)

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