

Jane Tucker

From: Adrian Dowd
Sent: 30 September 2013 09:33
To: Jane Tucker
Cc: David Hewitt
Subject: FW: 3/2013/0793 - Proposed new carport, boundary wall and external landscaping - : Great Mitton Hall Mitton Road Mitton Whalley Lancashire BB7 9PQ

From: Patel, Uday [mailto:Uday.Patel@lancashire.gov.uk]
Sent: 30 September 2013 09:32
To: Adrian Dowd
Subject: RE: 3/2013/0793 - Proposed new carport, boundary wall and external landscaping - : Great Mitton Hall Mitton Road Mitton Whalley Lancashire BB7 9PQ

Adrian,

Yes.

Wall of more than 900mm height would affect the visibility. This is an objection highways point of view.

Thank You

Uday Patel

From: Adrian Dowd [mailto:Adrian.Dowd@ribblevalley.gov.uk]
Sent: 26 September 2013 17:07
To: Patel, Uday
Cc: Jane Tucker
Subject: FW: 3/2013/0793 - Proposed new carport, boundary wall and external landscaping - : Great Mitton Hall Mitton Road Mitton Whalley Lancashire BB7 9PQ

Dear Uday,

Thank you for these comments. It is my understanding that you would object to a wall being constructed in this location which is any higher than 900mm above the crown level of the carriageway and which does not provide a 2.4 X 102m visibility display. Please confirm.

Regards,
Adrian Dowd
Principal Planning Officer (Design & Conservation)
Ribble Valley BC

From: planning
Sent: 25 September 2013 13:44
To: Adrian Dowd
Subject: FW: 3/2013/0793 - Proposed new carport, boundary wall and external landscaping - : Great Mitton Hall Mitton Road Mitton Whalley Lancashire BB7 9PQ

From: Patel, Uday [mailto:Uday.Patel@lancashire.gov.uk]
Sent: 25 September 2013 11:14
To: planning
Cc: ENV LHS Customer Service

30/09/2013

Subject: 3/2013/0793 - Proposed new carport, boundary wall and external landscaping - : Great Mitton Hall
Mitton Road Mitton Whalley Lancashire BB7 9PQ

F.A.O: Adrian Dowd,

Planning Application Reference: 3/2013/0793

Grid Reference: 371526 438925

Proposal: Proposed new carport, boundary wall and external landscaping

Location: Great Mitton Hall Mitton Road Mitton Whalley Lancashire BB7 9PQ

Proposed development is erection of car port within curtilage of the property and construction of boundary wall to the frontage of the property. Mitton road is a rural single two way road with 40mph speed limit. There is an existing hedge to the front of the property along Mitton road which is approximately 1.8m height. Desirable visibility splay required for 40mph speed limit road is 2.4x102m. Existing hedge to the frontage of property is currently within the required visibility splay, affecting the sight lines along Mitton road in both directions of the existing access to the property.

Construction of 1.6m high wall replacing the existing hedge will affect the visibility sight lines on Mitton road. This situation may pose risk to other public road users including those using existing access to the property. It should be noted that existing hedge is not a permanent structure and height of the hedge can be altered as needed. Construction of wall of 1.6m height is considered to be a permanent structure and it may not be possible to alter the height to allow unrestricted visibility splay. Thus there is concern about the height of wall being within the visibility splay.

Pedestrian access gate is acceptable with the gate opening towards the property and not on to the public highway.

Construction of car port have a negligible effect on to the adjacent highway network.

In principle there is no objection to the proposed development, however, if planning authority is minded to approve the application, following condition shall be attached to the approval notice.

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 2.4m measured along the centre line of the existing access to the property from the continuation of the nearer edge of the carriageway of Mitton Road to points measured 102m in each direction along the nearer edge of the carriageway of Mitton Road 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 street junction or site access.

Before the development hereby permitted becomes operative, the proposed wall on the highway frontage of the site to Mitton Road shall be constructed and permanently maintained at a height not greater than 900mm above the crown level of the carriageway of Mitton Road. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

Thank You

Uday Patel
(Developer Support – Area East)

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30/09/2013

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