

Jane Tucker

From: Patel, Uday [Uday.Patel@lancashire.gov.uk]
Sent: 21 October 2013 11:00
To: planning
Cc: Adrian Dowd; ENV LHS Customer Service
Subject: FW: 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

Subsequent to the discussion with architect and your email correspondence, I would like to mention as below.

Current speed limit of Mitton Road in the vicinity of the existing access is 40mph. Speed limit of the road changes from 40mph to 60mph at a distance of approximately 50m in the north direction of existing access. During my visit to site on 17th October 2013, it was observed that vehicles travelling to southern direction from Whalley road tend to slow down to 40mph and vehicles travelling towards northern direction tend to speed up. On both direction of the existing access the profile of the road is downhill. This situation affects the visibility. The overall speed limit of vehicles was observed to be approximately 40mph.

Considering a single dwelling and limited transit of domestic vehicles the visibility was measured at 2m from back of the kerb line along the centre line of existing access. Visibility measured from the centre line of existing access in north direction to the near side of footway is approximately 115m which is acceptable. However, the existing hedge along the frontage of the property along Mitton Road does restrict the visibility in southern direction.

As mentioned in the below email (previous response) visibility of 102m is desirable. However considering the downhill profile of the road the absolute visibility of 81m in either direction is required. It is believed that with the current situation, it is possible to achieve this visibility.

Thank You

Uday Patel
 (Developer Support – Area East)

From: Patel, Uday
Sent: 25 September 2013 11:14
To: 'planning@ribblevalley.gov.uk'
Cc: ENV LHS Customer Service
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

21/10/2013

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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