

Jane Tucker

From: Lewis, Trevor <Trevor.Lewis@lancashire.gov.uk>
Sent: 04 August 2014 13:57
To: Colin Sharpe
Cc: planning; ENV LHS Customer Service
Subject: 3/2014/0583 Black Bull Rimington

Dear Colin,

The 'existing retained gate' should open the other way – that is inward away from Rimington Lane.

The car park at the rear of the building should retain an area for vehicles to be able to turn around and drive onto Rimington Lane in forward gear.

Please add the following conditions to any planning permission you may decide to grant.

Condition 1.

The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and the vehicular turning space shall be laid out and be available for use before the development is brought into use. Reason: Vehicles reversing to and from the highway are a hazard to other road users.

Condition 2.

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 proposed road from the continuation of the nearer edge of the carriageway of Rimington Lane to points measured 43m in each direction along the nearer edge of the carriageway of Rimington 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 street junction or site access.

Condition 3.

The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative. Reason: To allow for the effective use of the parking areas.

Regards,

Trevor Lewis
Traffic and Development Engineer
Developer Support (Pendle & Ribble Valley)
Lancashire County Council;
0300 123 6780.
www.lancashire.gov.uk.

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