

**From:** planning  
**Subject:** FW: app3/2016/0177 Higher Boyce Farm

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**From:** Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]  
**Sent:** 08 March 2016 09:41  
**To:** Stephen Kilmartin  
**Cc:** LHS Customer Service; planning  
**Subject:** app3/2016/0177 Higher Boyce Farm

Morning Stephen,

Below are my comments to application 3/2015/0961 which was subsequently refused on planning grounds. The current application has not addressed my initial concerns and I therefore reiterate my initial comments.

### **Highway comments on application 3/2015/0961**

Whilst I would raise no objection to the principle of the development I have some concerns regarding the access and parking arrangements.

#### **Access,**

the proposal will increase the number of trips to and from the site,. Currently there is a single track lane extending from Stoney Gate Lane to the site which also serves as a public right of way. Due to the anticipated increase in vehicle movements I would want to see the access between Stoney Gate lane between the access and The cattle grid widened to 6.0m to allow opposing vehicles to pass and the creation of a passing place suitable to accommodate a tractor and trailer on the south westerly side of the track in the vicinity of the "summerhouse" in the garden of Catherine House.

#### **Parking**

- a) The parking for unit 1 is unlikely to prove attractive to the residents due to distance from the dwelling with the likelihood of parking occurring in the access with vehicles reversing out onto the public footpath. A more suitable option would be to bring the parking provision closer to the dwelling and use proposed access as a turning head.
- b) The 2 parking for unit 2 projects into the access to the existing farmhouse access road and partially obstructs the public footpath. In addition the reversing area would appear to be outside the control of the residents and may on occasion be obstructed. The single space does not have any identified area for the vehicle to turn around which would result in vehicles reversing along the public footpath.

Subject to the above issues being resolved satisfactorily I would raise no objection to the proposal on highway grounds

*Dave Bloomer  
Highways Development Control  
Lancashire County Council*

