

Nicola Gunn

From: planning
Subject: FW: app3/2017/0183 Land adj. Church Raike, Chipping

From: Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]
Sent: 16 May 2017 09:21
To: Robert Major
Cc: LHS Customer Service; planning
Subject: app3/2017/0183 Land adj. Church Raike, Chipping

Morning Robert,

There are a few minor issues which will need to be addressed. These generally relate to layout details

- I. A 2m service strip will be required opposite units 15 – 17
- II. ½ m service strip around the turning head to the side of Unit 6 this will affect the length of the parking bays to Unit 6 which will require amending.
- III. Vehicle tracking (refuse vehicle) will be required in the turning head between units 34 and 36. Ideally any areas required to accommodate turning vehicles should be included within the adopted highway.
- IV. Unit 1 whilst there is adequate parking provision for this 4 bed unit their use would be problematic on a day to day basis with the likelihood that residents would as a matter of expediency park on the carriageway near to the site entrance. Ideally I would suggest that at least 2 of the spaces should be independently accessible (side by side)
- V. The drive in front of the garage to plot 38 is too short (5.4m). It should be a minimum of 6 m to allow the garage door to be opened when there is a car on the drive.
- VI. The garage proposed for the Kingham units is too short. It would need to be a minimum of 6m. The length is reduced by the rear door opening into the garage.
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

Fostering transforms the lives of both our children and our carers. Could you consider [fostering?](#)

This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it.

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

Lancashire County Council reserves the right to monitor all incoming and outgoing email.

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.