

Nicola Gunn

From: planning
Subject: FW: D3.2017.0574 - Out Lane Head Farm, Collins Lane, Chipping PR3 2NQ

From: Nolan, Chris [mailto:Chris.Nolan@lancashire.gov.uk]
Sent: 25 July 2017 11:55
To: Rebecca Halliwell; planning
Cc: LHS Customer Service
Subject: D3.2017.0574 - Out Lane Head Farm, Collins Lane, Chipping PR3 2NQ

Hi Rebecca

Planning Application No: 3/2017/0574
Grid Ref: 360381 443687
Proposal: Replacement dwelling and associated works.
Location: Out Lane Head Farm Collins Lane Chipping PR3 2NQ

With regard to the above planning application to build a new house and then demolish the present dwelling. In principal I do not have any objections on highway grounds however I would like to see the parking arrangements for the property once the building is completed. I also have some concerns regarding the surface of the parking area and sightlines to the north east for vehicles exiting the site. I understand that the plan is to finish one property prior to demolishing the other, any highway comments will be based on there being only one dwelling on this site once the works are completed.

Concerns.

1. The present parking area that it is intended to retain on completion has a gravel finish. I would be looking for an apron of bound materials between the parking area/drive and the carriageway of at least 5m.
2. The sight line to the south west was very good and provided sufficient vision for safe exit but looking to the north east the visibility was very short. I would have to request that the wall on this length is reduced to less than 1m in height and that any vegetation between the wall and the carriageway is similarly maintained at less than 1m.
3. The plan indicates that the new building will have four bedrooms. Whilst on site I noted that on part of the land there is access to the field at the rear of the site and there was both agricultural equipment and commercial vehicles in the area indicated for parking. As this is the case I will be looking for parking for three vehicles and provision that these vehicles can enter and leave independently using forward gears. This plan should clearly indicate the area for the residents and the land to be free for other use.

Subject to the above issues being resolved I would not raise any objections on highway grounds subject to the following notes and conditions being added to any permissions your council is mined to grant.

Conditions

1. Before the completion of the new dwelling, that part of the parking area extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviours, or other approved materials. Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

2. Before the new dwelling hereby permitted is occupied, the existing and vegetation on the highway frontage of the site to Collins Lane shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of Collins Lane. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.
3. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period. Reason; To prevent stones and mud being carried onto the public highway to the detriment of road safety.

Notes

1. This consent does not give approval to a connection being made to the County Council's highway drainage system.

Regards
Chris

Chris Nolan
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