

Sharon Craig

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 06 September 2017 15:30
To: Robert Major; planning
Cc: LHS Customer Service
Subject: D3.2017.0744 - Lyme House Farm Thornley with Wheatley PR3 2TE
Attachments: 4971 - 04 Proposed Plan showing Passing Places.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Robert

Applicant: E Roper and Sons
Planning Application No: 3/2017/0744
Grid Ref: 362280 440635
Proposal: Proposed cattle building.
Location: Lyme House Farm Thornley with Wheatley PR3 2TE

With regard to the above planning application for a cattle building. Whilst I would raise no objection to the proposal on highway grounds there have been a number of recent applications for this farm and all of these an increase in vehicle movements along the access road which has a restricted width and will not allow 2 vehicles to pass. I understand that my colleague as asked improvements to be completed to the access road prior to the development of two dwellings (App 3/2017/489). His request was for the formation of 2 passing places along the length capable of accommodating a tractor and trailer combination. These would be located within the site close to the site entrance and half way along the access. The attached plan, that I can confirm is in line with our requirements, was sent to us as part of the previous application. I would like to ensure that the work to produce the two passing places is completed prior to any further works on the site.

It should also be noted that the access road forms part of a public right of way (3 41 FP 53) and the proposed new building will be adjacent to the access road. As this is the case I would also like to ensure that this facility will not be compromised whilst any of the works are being undertaken or by any structures that result from the application. I will also be passing this matter to our Public Rights of Way team for their comments.

In line with the above I would not raise objections on highway grounds subject to the following notes and conditions being added to any permissions that your council is minded to grant.

Conditions

1. Prior to the commencement of any further development of the Lyme House Farm Site improvements should be completed to the access road to form two suitable passing places in line with the previously supplied drawing 4971-04. Reason : to ensure safe access to the site for residents employees and members of the public who wish to use the Public Right of Way.
2. 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. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

Regards
Chris

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