

## Nicola Gunn

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**From:** planning  
**Subject:** FW: D3.2017.0825 - Causeway Farm Longsight Road Balderstone

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**From:** Nolan, Chris [<mailto:Chris.Nolan@lancashire.gov.uk>]  
**Sent:** 13 September 2017 10:39  
**To:** Robert Major; planning  
**Cc:** LHS Customer Service  
**Subject:** D3.2017.0825 - Causeway Farm Longsight Road Balderstone

Hi Robert

Planning Application No: 3/2017/0825  
Grid Ref: 364450 431585  
Proposal: Conversion of existing agricultural building into cattery.  
Location: Causeway Farm Longsight Road Balderstone BB2 7HZ

With regard to the above planning application to convert a redundant farm building to a cattery. In principal I would not make objections to this change of use but I do need some clarification with regard to the application.

1. The plans indicate that there are two existing parking spaces that will be retained. There is no mention that these spaces will be specifically for customer parking and the spaces indicated seem to be on a through route within the farm complex. I would like plans that indicate two allotted parking spaces for the customers. These would need to be at a scale not larger than 1:200 and dimensioned indicating spaces of a minimum of 2.4m X 4.8m.
2. I am concerned that customers will be visiting the site to deliver or pick up their pets. As the access to the farm is via a single track lane directly off the A59 Longsight Road I would be looking for measures at the entrance that would remove any situation where vehicles are reversing onto out of the entrance. I would suggest that this could be addressed by forming a passing place sufficient for two cars just inside the gates. This would allow vehicles to pass rather than customers reversing on to the main road to allow an vehicle to exit the farm.

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

### Conditions

1. Scaled and dimensioned plans indicating parking arrangements for customers are supplied and the agreed provision is maintained for the period that the building is used for a cattery. Reason to ensure that there is a sufficient safe parking for customers.
2. The layout of the farm shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the redundant building is used as a cattery and maintained thereafter for the period of this use of the building. Reason: Vehicles reversing to and from the highway are a hazard to other road users.
3. A suitable passing place is formed on the access road in close proximity to the gate off Longsight Road so that the need to reverse out of the gate under any circumstances is eliminated. This facility will be retained for the period that the building is used as a cattery. Reason: Vehicles reversing to and from the highway are a hazard to other road users.

Regards

Chris

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