

Nicola Gunn

From: planning
Subject: FW: D3.2017.0951 - Windy Harbour Fish House Lane Chipping

From: Nolan, Chris [<mailto:Chris.Nolan@lancashire.gov.uk>]
Sent: 31 October 2017 09:40
To: Adam Birkett; planning
Cc: LHS Customer Service
Subject: D3.2017.0951 - Windy Harbour Fish House Lane Chipping

Hi Adam

Planning Application No: 3/2017/0951
Grid Ref: 360583 444085
Proposal: Proposed new access road to serve three proposed holiday lets previously approved in planning permission 3/2016/1127.
Location: Windy Harbour Fish House Lane Chipping PR3 2NQ

With regard to the above planning application for a proposed new access road to serve the three proposed holiday lets. The plans indicate a well-designed service road with a passing place at the junction with Fish house Lane and a further passing place at the turn. The entrance to the road is to be via a cattle grid rather than a gate and this facility is to be placed more than 5m back from the edge of the carriageway.

I would not raise objections to this development subject to the following conditions and notes being added to any permissions that your council is minded to grant.

Conditions.

1. Before the access is used for vehicular purposes, 45° visibility splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway. Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility..
2. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, 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.
3. The layout of the development 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 development is brought into use and maintained thereafter. Reason: Vehicles reversing to and from the highway are a hazard to other road users.
4. Before the development hereby permitted becomes operative, the existing wall and vegetation on the highway frontage of the site to Fish House Lane shall be cleared to a height not greater than 1m above the crown level of the carriageway of Fish House Lane for a distance required to maintain the declared sightlines. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

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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