

From: planning
Subject: FW: D3.2017.0991 - Park Hey House Stoneygate Lane Ribchester

From: Nolan, Chris [mailto:Chris.Nolan@lancashire.gov.uk]
Sent: 11 December 2017 14:50
To: Adam Birkett; planning
Cc: LHS Customer Service
Subject: D3.2017.0991 - Park Hey House Stoneygate Lane Ribchester

Hi Adam

Planning Application No: 3/2017/0991
Grid Ref: 364831 437276
Proposal: Alternative vehicle access onto Stoneygate Lane.
Location: Park Hey House Stoneygate Lane Ribchester PR3 2ZS

With regard to the above planning application to form a new drive and access to Stonygate Lane for "Park Hey". In principal I would not object to this application as the access is on a straight length of road where the required sightlines of 114m are achievable but this will necessitate works on the present hedge as this only allows a narrow verge of less than 1m. The Proposal also crosses a public right of way that will need to be maintained throughout the period of the works.

The plans have indicated that most of my concerns have been considered and measures to ensure that the present standards for a new access to an adopted highway have been addressed. I appreciate that the plans indicate moving the present hedge back from the edge of the highway. This move is indicated as a taper from the centre of the access point for a distance of 39m both north and south. Whereas this would look to be sufficient when drawn on to a plan this does not give any tolerance for growth between hedge cutting sessions. I would be looking for the taper to start from a point at the centre of the new access 2.4m back from the edge of the highway and the taper to be 50m. This will allow the necessary 114m sightline to be maintained.

With any private drive meeting an adopted highway I would need to ensure that loose materials from the drive are not dragged onto the highway as this could cause a danger for other highway users. I would need to request that part of the drive between the proposed cattle grid and the edge of the carriageway is formed in a suitable bonded material.

I would not raise objections to the proposal for a new access on to Stoneygate Lane and the associated drive as long as the following notes and conditions are attached to any permissions that your council is minded to grant.

Conditions.

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m from the near edge of Stoneygate Lane to the centre point of the access road to a point 114 m in both directions to the nearside edge of the carriageway of Stonygate Lane. Reason: To ensure adequate visibility at the street junction or site access.

2. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary to the proposed cattle grid 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. Rainwater from any new access road drain wholly within the existing site and shall not be allowed to discharge onto the adjacent adopted public highway network. (Section 163 of the Highways Act 1980 - Prevention of water falling on or flowing on to the highway refers.) Reason: In the interests of highway safety.
4. No building materials, vehicles etc. associated with the development hereby approved shall be stored or placed on the adopted highway network during and construction of the proposed works. Reason: In the interest of highway safety.
5. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

Notes

1. This consent does not give approval to a connection being made to the County Council's highway drainage system.
2. 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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