

Sharon Craig

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 18 January 2018 12:26
To: Robert Major; planning
Cc: LHS Customer Service
Subject: D3.2017.1223 - Cherry Tree Farm, Chipping Rd, Chaigley

Follow Up Flag: Follow up
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Hi Robert

Planning Application No: 3/2017/1223

Grid Ref: 365451 442474

Proposal: Conversion of an agricultural barn at cherry tree Farm to a residential dwelling

Location: Cherry Tree Farm Chipping Road Chaigley Clitheroe BB7 3LX

With regard to the above planning application. I would not object to the application in principal but I would need that development to meet with basic safety standards with regard to entering and leaving the highway. When works are being carried out I would also be looking to ensure that there is no danger to the highway.

I have been out to site and noted that the proposed new access to C354 Chipping Road Chaigley has already been formed to the plans provided on this application. The formation of any new access on to a classified road is subject to planning permission, in this case such permission would be part of the application for the barn conversion and it should be noted that this part of the work should not have been undertaken until the correct permissions were completed.

Unfortunately the plans and therefore works that have been completed do not meet with the standards that we would be requiring. The access is on to a classified road with an derestricted speed limit presently set at 60mph. As this is the situation I would need some basic requirements to ensure sufficient sightlines to enable safe access and egress from the site. I feel that the entrance to the site will need to be reconstructed to the appropriate standards.

I would be looking for a perimeter wall that does not exceed 1m in height, so that this does not obscure drivers sight lines. The gates to the site should be set at a minimum of 5m back from the edge of the highway to ensure that vehicles can pull clear of the road prior to the need to open any gates and in a similar manner vehicles can stop clear of the road whilst closing the gates. The entrance should be set at 45 degrees again to further assist with sightlines and to ease turning in and out of the site. To ensure that this is achieved I will be asking for this to be conditioned as part of the permissions attached to this application.

Looking at the wider aspects of the application, the plans indicate that the required three parking spaces along with facilities to turn so allowing access and egress using forward gears have been included. This again will be conditioned only to ensure that these facilities are maintained.

I would not raise objections on highway grounds to this application subject to the following notes and conditions being attached to any permissions that your council is mined to grant.

Conditions

1. Before the access is used for vehicular purposes, including the barn conversion works any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the

existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45° 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 tarmac, 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. One of the parking spaces shall have facility of an electrical supply suitable for charging an electric motor vehicle. Reason: - in order to promote sustainable transport as a travel option and reduce thereby carbon emissions.
5. 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.
6. 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 will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Environment Directorate, Cuerden Mill Depot, Cuerden Way, Cuerden, PR5 6BJ or email lhscustomerservice@lancashire.gov.uk

Regards
Chris

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