

Sharon Craig

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 15 February 2018 11:42
To: Adam Birkett; planning
Cc: LHS Customer Service
Subject: D3.2018.0085 - Knowle Top Clitheroe Road Pendleton

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Adam

Planning Application No: 3/2018/0085
Grid Ref: 377247 440690
Proposal: Conversion of existing building to annexe including short lets for business use.
Location: Knowle Top Clitheroe Road Pendleton BB7 1PU

With regard to the above planning application to change a derelict outbuilding to an annexe to be used by family and friends along with some commercial short term lets.

The site is accessed by an un-adopted track that for the most part is also a public bridal way. The access distance from the adopted highway is approximately one mile. The bridal way is also used to access a number farms and therefore the track will be trafficked by both farm vehicles and milk tankers. This new let will result in the track being used by members of the public who are not familiar with the route accessing the new holiday let. The issues are further complicated by the bridal way and the need to ensure users of this facility are also able to do so without undue risk. As much as the increase in traffic will be minimal I would like to be sure that the site can be accessed in a safe manner. I would like some information with regard to the number and position of suitable passing places along the one mile route.

I do note that highways were not consulted with regard to 3/2017/1093. Had we been consulted on the earlier application we would have requested similar information.

Once information with regard to safe access and egress is provided then I would not raise objections on highway grounds. Should the information regarding the route to the site prove to be unacceptable then I would have to ask that Condition 3 of Planning application 3/2017/1093 is upheld and the annex is not used for commercial gain but retained for use ancillary to the main building.

I will pass information with regard to this our Public Rights of Way team to see if they wish to make any representations.

Regards
Chris

Chris Nolan
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