

Stephen Kilmartin

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 28 March 2018 09:07
To: Stephen Kilmartin
Cc: LHS Customer Service
Subject: FW:app3/2018/0143 The Barn, Shawhouse Farm

Morning Stephen,

In response to the previous email dealing with my queries regarding the application, the additional information is acceptable and would provide adequate facilities for the proposed development. The indicated uses are small scale and there is no direct service delivery to the customers with confirmation that the proposals will be for storage distribution. On this basis I would raise no objection to the proposal . In one of your responses to Josh you mentioned whether or not the access will be resurfaced. The response was that nothing was planned. Whilst I would have no issue with this I would require the proposed passing places (both the e2 new plus the existing) to be appropriated surfaced following construction to ensure that the passing places provided remain useable .

Should your Council be minded to approve the application then I would request that the following conditions be attached to any permission that may be granted

1 The passing places referred to within the submitted application documents (2 new plus one existing) shall be constructed and surfaced in accordance with the approved plan prior to occupation of the premises. Reason : to safeguard the safety of pedestrians travelling on the access road and to maintain vehicle movements

2 The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative. Reason: To allow for the effective use of the parking and manoeuvring areas

3 There shall be no external storage of goods or materials. Reason to ensure that access and manoeuvring requirements are maintained at all times.

Dave Bloomer
Development Control
Lancashire County Council

Lancashire County Council highways now offers a full pre-application support service. A best value professional service bringing benefit to development of any size through detailed local advice.

If you are interested in taking up this service please e-mail developeras@lancashire.gov.uk or visit our website via the link below:

<http://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/pre-planning-application-highways-advice-service.aspx>

From: Joshua Southern [mailto:joshua.southern@sunderlandpeacock.com]
Sent: 27 March 2018 17:04
To: Stephen Kilmartin ; Bloomer, David
Cc: Philip Cottier ; Paul Gudgeon
Subject: RE: The Barn, Shawhouse Farm (app18/0143)

Hi Stephen,

Please find enclosed drawings showing the entirety of building on both Existing (01) and Proposed (02). The heights and overall building size are fully dimensioned. Door openings are clearly annotated on the front dimensions. Due to us inheriting this drawings from the client there are no side elevations, however they are just cladded walls and roofs with no changes proposed. The application relates to change of use with no material changes to the existing building.

With regards to the named operators see drawing reference - Proposed -02- Site Usage. To clarify the functions of each business.

Purple - The British Christmas Tree Company use it for the storage of its plants.

Green - TNT Scaffolding LTD – storage of scaffolding.

Yellow - David Holmes construction Limited – storage of small scale building materials. Large building materials will go direct to site.

The existing business use it for storage and distribution , no direct sales and manufacturing processes.

The track will be made good as required it was not planned to be resurfaced in its entirety unless he feels it is necessary. There is no additional enabling works proposed.

Regards,

Josh

From: Stephen Kilmartin [<mailto:Stephen.Kilmartin@ribblevalley.gov.uk>]
Sent: 27 March 2018 15:55
To: Joshua Southern <joshua.southern@sunderlandpeacock.com>; David.Bloomer@lancashire.gov.uk
Cc: Philip Cottier <Philip.Cottier@sunderlandpeacock.com>; Paul Gudgeon <Paul.Gudgeon@sunderlandpeacock.com>
Subject: RE: The Barn, Shawhouse Farm (app18/0143)

Joshua,

I note the three buildings now have named operators. Can you clarify the nature of the functions to be undertaken on site. Can you also clarify whether the area outside of the buildings will be resurfaced and what other enabling works are required?

I am awaiting updated drawings for the entirety of the buildings, can you inform as to when these will be forthcoming?

Regards

Stephen Kilmartin

Stephen Kilmartin – Principal Planning & Urban Design Officer

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From: Joshua Southern [<mailto:joshua.southern@sunderlandpeacock.com>]
Sent: 27 March 2018 15:26
To: Stephen Kilmartin; David.Bloomer@lancashire.gov.uk