

Nicola Gunn

From: planning
To: John Macholc
Subject: RE: Former Golf Driving Range, Lincoln Way

From: Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]
Sent: 13 November 2018 12:32
To: John Macholc
Subject: RE: Former Golf Driving Range, Lincoln Way

Morning John,

Following my meeting with Alan, the issues I raised have been dealt with appropriately and I would therefore raise no objection to the amended layout although there is one minor alteration, I would require, the mobility standard parking spaces numbered 34 and 35 adjacent to Building 3 to be omitted as these have poor visibility when exiting especially if the drivers preferred method is to enter the spaces in forward gear and exit by reversing. The spaces could, however be access via the adjacent service yard .

In respect of your specific questions, the S106 payment of £12,000 was to fund the County Councils assistance in the delivery of the Travel Plan,. Since the County Council no longer has the resources to provide this assistance , the £12,000 will no longer be required . A S278 will be necessary to cover the waiting restrictions required for the access onto Lincoln way and the improvements to the public rights of way (FP6a and 16)

Having looked through my previous response I appear to have omitted a planning condition , namely

1. The new estate road/access between the site and the existing carriageway linking in to Lincoln Way shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site. Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

Dave Bloomer
Development Support
Lancashire County Council

From: John Macholc [<mailto:John.Macholc@ribblevalley.gov.uk>]
Sent: 12 November 2018 11:05
To: Bloomer, David
Subject: FW: Former Golf Driving Range, Lincoln Way

Dave,

According to our records we issued a reconsultation on 29/10/18 the report is going to Committee this month and I wonder if you are in a position to reply so I can finalise any conditions. Are you still likely to require the £12,000 contribution and a S278 Agreement ?

John