

Sharon Craig

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 25 June 2018 12:34
To: Robert Major
Cc: LHS Customer Service; planning
Subject: app3/2018/0523 Fooden Old Hall Farm Bolton by Bowland

Follow Up Flag: Follow up
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Afternoon Robert,

I am aware of a previous application for this site for the conversion of 2 barns to 5 dwellings 3/2018/0005. The principle of the development was considered acceptable by the highway authority however concern was raised regarding the visibility to the left for vehicles exiting Fooden Lane onto Gisburn Road. The application was subsequently withdrawn. The current application is for the conversion of 1 of the barns to a single dwelling and the issue of visibility at the access onto Gisburn Road has been addressed, therefore subject to the following conditions being attached to any permission that may be granted, I would raise no objection to the [proposal on highway grounds

Conditions.

1. All new dwellings 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.
2. 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.
3. Before any of the new dwellings are occupied, that part of Fooden Lane extending from the highway boundary for a minimum distance of 5m into Fooden Lane 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.
4. 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 measured along the centre line of Fooden Lane from the continuation of the nearer edge of the carriageway of Gisburn Road to points measured 209m in each direction along the nearer edge of the carriageway of Gisburn, from the centre line of the access, Fooden Lane and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority'). Reason: To ensure adequate visibility at the street junction or site access.

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Development Control
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