

Nicola Gunn

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 10 September 2018 10:24
To: Robert Major
Cc: LHS Customer Service; planning
Subject: app3/2018/0700 Lower Gazegill Farm, Rimington

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Morning Robert,

the proposed development will involve the erection of a stand-alone unit for the purpose of food sales and deli plus 2 3 bed holiday let units.

In the previous highway consultation response to application 2016/1159 for the erection of a farm tea room, concern was expressed regarding increased vehicle movements on Dancer Lane (privately maintained single track road) which has limited passing places and is the route of a public right of way. The highway recommendation was that permission should only be granted if passing places were provided along Dancer Lane. Having visited the site I am not aware that the situation regarding the provision of passing places has changed in the intervening period. The planning permission granted for the 2016 application does not make reference to the need for passing places but I am not sure if their provision is included on the amended plans referred to in the permission (these are not on the website)

On the basis of the information available I would have to re-iterate the highway authority's concerns regarding the safety of the access to vehicular and pedestrian users and the potential of the retail facility afforded by the proposal increasing footfall to the site such that I would have to recommend that the application be refused on highway safety grounds.

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