

Nicola Gunn

From: planning
Subject: FW: app3/2018/0723 Pyethorne Meadows Wilpshire

From: Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]
Sent: 01 October 2018 13:27
To: Rebecca Bowers
Subject: RE: app3/2018/0723 Pyethorne Meadows Wilpshire

Morning Rebecca,

The applicant has submitted amended access proposals in light of the highway concerns expressed to the formation of a new vehicular access onto Whalley Road and the poor visibility. Unfortunately the same concerns exist for the current access and I would need to see details of the achievable sightlines, taking into account prevailing 85th percentile speeds referred to in my previous response. Whilst I accept the reasoning to utilise the existing access, the addition of a new dwelling will lead to an intensification of the site in respect of traffic movements. This would also increase the potential for conflict between vehicles entering / leaving the site such that vehicles may, under certain circumstances, be required to reverse into Whalley Road.

As stated previously I would raise no objection to the principle of a single residential development but would need to be satisfied that the access meets the basic safety requirement of visibility and width

In light of the above concerns, if your council is minded to approve this application I would request the following condition be attached to an permission that may be granted .

- 1 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 the proposed road from the continuation of the nearer edge of the carriageway of Whalley Road to points measured 60m in each direction along the nearer edge of the carriageway of Whalley Road, from the centre line of the access, . Reason: To ensure adequate visibility at the street junction or site access
- 2 No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the site access are acceptable before work commences on site.

Dave Bloomer
Development Control
Lancashire County Council

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