

## Nicola Gunn

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**From:** Gregg, Robert <Robert.Gregg@lancashire.gov.uk>  
**Sent:** 07 December 2018 16:07  
**To:** Adam Birkett  
**Cc:** planning; LHS Customer Service  
**Subject:** APP. 3/2018/1008 - LAND ADJ KNOT LANE AT HOOBER FARM, HORTON

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Yellow Category

### **Change of use of land from agricultural to use class D1 (assembly and leisure) for the siting of six holiday pods and associated access and works.**

Good afternoon Adam

The submitted plans indicate a proposal for a change of use class from agricultural land to class D1 for the siting of six holiday pods and associated access and works.

The submitted application form states that the proposal is for 5 holiday pods although the layout and also the design and access statements suggests 6 holiday pods. However the discrepancy could be an oversight as discussed in our telephone conversation.

The proposed site plan illustrates how the 2 existing gated access points leading in to the agricultural field shall be utilised to provide access to the development, although the formation of the two vehicle access points from Knott Lane to the proposed 6 Holiday pods would need to be carried out under a legal agreement (Section 278) with Lancashire County Council as the highway authority. Works should include, but not be exclusive to, the construction of the access to an appropriate standard, including any highway improvement works fronting the development i.e. kerbs, edgings, footway etc.

Although adequate bin storage would be provided, it is to be established how such waste shall be collected.

The internal layout consists of 3m wide internal access roads with a 2.5m wide passing point and 2.5m parking bays to the first 5 holiday pods whilst on entry, parking at the 6<sup>th</sup> holiday pod has yet to be established. A turning head will need to be constructed at the last holiday pod (No6) to allow vehicles to turn around and exit the site in forward gear.

Whilst I would raise no objection in principle my attention must be drawn towards a number of concerns.

- **Refuse collection:** the proposed entrance to the development as it stands would be inadequate for refuse vehicles to enter the site and collect the waste.  
I would need to understand how the collection of any waste is expected.
- **Parking and turning head:** details of parking at holiday pod no6 along with a vehicle turning head would need to be established.

I would ask that the plans be revised detailing the above.

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