

Sharon Craig

From: Gregg, Robert <Robert.Gregg@lancashire.gov.uk>
Sent: 11 January 2019 16:08
To: Adam Birkett
Cc: planning; LHS Customer Service
Subject: APP. 3/2018/1008 - LAND ADJ KNOT LANE AT HOOBER FARM, HORTON

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

Thank you for providing the revised plans as requested.

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 plans initially posed a number of concerns which related to the internal layout, to which the plans were revised. I can however confirm that the concerns have now been addressed.

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.

I would raise no objection towards the proposal on highway grounds In accordance with, proposed site layout Dwg 02B.

If planning approval is granted the developer is advised to contact Lancashire County Council as soon as possible to start the Section 278 process.

If any entrance gates are to be erected at the entrance of the new access roads they shall open away from the highway and be positioned 5 meters behind the nearside edge of the highway so that vehicles can pull clear of the carriageway when entering the development.

Should your council be minded to approve this application then I would request that the following conditions be attached to any permission that may be granted.

Conditions

1. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the dwelling 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.
2. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside

edge of the carriageway. Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

Note

The grant of planning permission will require the applicant to enter into an appropriate legal agreement with Lancashire County Council as Highway Authority prior to the start of any development. For the avoidance of doubt works shall 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. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section (Area East) on 0300 123 6780 or email developeras@lancashire.gov.uk , in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

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