

## Sharon Craig

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**From:** Gregg, Robert <Robert.Gregg@lancashire.gov.uk>  
**Sent:** 01 February 2019 13:01  
**To:** Adam Birkett  
**Cc:** planning; LHS Customer Service  
**Subject:** APP. 3/2019/0049 - DUKE OF YORK INN, GRINDLETON BROW, GRINDLETON

**Change of use from public house with living accommodation to one dwelling with business use. Demolition of existing single-storey extensions and construction of new single-storey extension. Construction of new, two storey three-car garage with business storage above. Construction of three new two-storey holiday lets.**

Good afternoon Adam

With respect to the above application.

The alterations to the existing building will see four bedrooms being retained, the proposed three holiday lets will each consist of 2 bedrooms and the proposed new two storey garage will house three parking spaces along with a storage area on the first floor, all of the above as proposed will be sited within the curtilage of the development site.

The parking provision for the development is sufficient and the parking arrangements as proposed are acceptable. However, the wall as illustrated to the end of the three parking spaces associated with the holiday lets, along with the boundary wall fronting the holiday lets to the rear of the newly proposed footway shall be no greater than 1.05m in height so that they do not impede on drivers visibility.

The proposal will result in a new access point being constructed as well as a new footway and alterations to the existing footway as a result of the development. Therefore, The formation of the new vehicle access from Grindleton Brow in to the development site 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 the formation and alterations to the pedestrian footway along with radius kerbs.*

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

Subject to the above being satisfactory, I would raise no objection towards the proposal on highway grounds.

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

### Condition

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 1.05m above road level. **Reason:** The visibility splay to be the subject of this condition shall be to ensure adequate visibility for the drivers of vehicles entering and leaving the site.

### Note

1. 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 the formation and alterations to the pedestrian footway along with radius kerbs. 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](mailto: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.

**Robert Gregg**  
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