

Sharon Craig

From: Gregg, Robert <Robert.Gregg@lancashire.gov.uk>
Sent: 01 February 2019 13:17
To: Adam Birkett
Cc: planning; LHS Customer Service
Subject: APP. 3/2019/0050 - DUKE OF YORK INN, GRINDLETON BROW, GRINDLETON

Follow Up Flag: Follow up
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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 application also relates to planning application 2019/0049 and therefore, subject to the satisfactory acknowledgement of the terms in accordance with my consultation to APP/2019/0049.

I would raise no objection towards the proposal on highway grounds.

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

Furthermore, 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, 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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