

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6th June 2018

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/00267/OUTMAJ	Lyndsey Hayes	8(b)	81-102

THE PROPOSAL

Outline application for the erection of 10 dwellings with access from Little Tongues Lane / Bourbles Lane and layout applied for (all other matters reserved)

Additional neighbour representations

Since the publication of the Committee Report, 2 additional letters of objection has been received. The primary reasons for opposition are:

- The position of the main access
- Little or no visibility of traffic approaching the main access
- Plans show sightlines for vehicles leaving the site but not for vehicles approaching the site along Little Tongues Lane
- Applicant does not have ownership over the land in which the hedgerows lie

Officer Response: *Lancashire County Highways have not raised any objections to the proposal and have verbally advised that the proposed visibility splays (for access in to and out of the site) as demonstrated on the revised site plan is acceptable and satisfies their requirements requested in their consultation response, which is set out in the main committee report. The applicant has confirmed that the land in which the visibility splays and hedgerows lie is within their ownership.*