

From: Matthew Phillips
To: planning_admin
Date: 28/04/2010 09:45
Subject: Fwd: P-2010-0286 The Kiln, Kiln Lane, Cross Lanes.
Place: planning_admin

Highway comments to the above.

>>> Phil Palmer 27/04/2010 15:09 >>>
Matthew

As discussed earlier, visibility from the existing pub entrance is only approx. 2.4 x 5m in the easterly direction. Visibility is impeded in this direction by the new brick pillar associated with next door (Primrose Cottage) and the picket fence and shrubbery erected / planted along the front garden of Primrose Cottage. Planning consent ref: P/2007/0708 at Primrose Cottage previously conditioned the provision of visibility splays of 2.4 x 40m to the west and 2.4 x 120m to the east measured to the nearside edge.

These splays have clearly not been provided from this access and therefore significantly impede visibility from the existing pub access.

I assume enforcement action will be taken to enforce the above visibility condition from the access serving Primrose Cottage. I assume this will then provide a 2.4 x 120m splay from the existing pub access in the easterly direction.

Could you please keep me informed of any progress as it will influence my response to the above application at The Kiln.

Cheers, Phil