

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2022/0027  
Our ref D3.2022.0027  
Date 29<sup>th</sup> March 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0027**

Address: **Lower Edge Farm Tinklers Lane Slaidburn Lancashire BB7 4TP**

Proposal: **Erection of an agricultural building and improved gate access.  
Resubmission of 3/2021/1046.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **No objection subject to conditions**

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

### **Advice to Local Planning Authority**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the erection of an agricultural building and the improvement to an existing access at Lower Edge Farm, Tinklers Lane, Slaidburn.

The LHA are aware that the application is a resubmission of application reference 3/2021/0146 which was withdrawn by the Applicant on 27<sup>th</sup> January 2022.

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#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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## **Site Access**

The LHA have reviewed SJ Bialecki drawing number 5004 and are aware that the proposal will continue to utilise an existing agricultural access located off Tinklers Lane which is a C classified road subject to a 60mph speed limit.

The LHA have reviewed the access and have no comments to make given that the access is existing and is already used to access the agricultural field.

However, the LHA will request that the gate is setback 6m from the public highway to ensure that agricultural vehicles using the access do not block the public highway to operate the gate.

## **Internal Layout**

The LHA have reviewed the internal layout and have no further comments to make.

## **Conditions**

1. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 6 metres of the highway boundary, nor shall any be erected within a distance of 6 metres of the highway boundary unless hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).

2. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 6 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021)

Yours faithfully

**Ryan Derbyshire**  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council