

Development Control
Ribbles Valley Borough Council

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Your ref: 22.0573
Our ref: D3.22.0573
Date: 22nd August 2022

App no: 22.0573

Address: Land off Shire Lane, Hurst Green

Proposal: Proposed extension to the existing agricultural unit for breeding of livestock, new access road from Longridge Road and new barn

The documents submitted have been reviewed and the following comments are made.

History and description of proposals

A planning application has been submitted to Ribbles Valley Borough Council previously under reference 3/2020/0567 for the change of use of agricultural building to form one two-bedroom holiday cottage with access from Shire Lane. Lancashire County Council raised an objection to the proposal and the application was subsequently refused on two points, the first being the intensification of use of the Shire Lane/Longridge Road (B643) junction on highway safety grounds.

An application under reference D3.21.0706 was submitted for 'Proposed development of the existing agricultural unit and building into a working farm for breeding of livestock. Proposed new farmhouse with new access'. This application was withdrawn before a decision was issued.

An application under reference D3.21.0114 was submitted 'To develop existing agricultural unit and building into a working farm unit for breeding livestock with additional staff accommodation'. This application was refused for a number of reasons including insufficient information to advise the visibility splays at the new site access on Longridge Road.

This application proposes agricultural buildings only, with no staff accommodation. The applicant states that issues relating to the site access visibility have been addressed.

Site access

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Director of Highways and Transport
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Longridge Road is classified C643 with 40mph speed limit. There are no collisions in the vicinity of the proposed site access in the previous 5 years.

The site access would require visibility splays of X2m (set back from edge of carriageway) and Y120m in both directions along Longridge Road to the nearside kerb.

Everything within the splay will need to be kept below 1m in height, this will include the hedge and any walls/fences. The applicant would be responsible for maintaining this and it would be a condition of any planning permission given.

The splays are shown on APB Drawing named 'Site line plan' reference DWG/02A dated 16th August 2022 and this is acceptable.

The access road is proposed at 5m wide with 5m kerbed radii. The apron between the carriageway and cattle grid should be paved in a bound material (tarmac ideally) and drained to ensure no surface water drainage flows onto the highway. The apron should be laid relatively flat 1:40. The cattle grid is set back 10m from the edge of carriageway which is acceptable. If the arrangement is amended to gates, then the gates would need to be set back the same distance.

The access road is on a steeply sloping gradient. The cattle grid will capture the surface water and any loose material which is moved along the access road during heavy rainfall. It is recommended that the access road itself is paved in a bound material and the gradient should not exceed 1:12.

The site access alterations should be completed under a S278 agreement with Lancashire County Council.

Parking and servicing

Internally the area of hard standing appears sufficient to allow all vehicles to enter, turn and exit on Longridge Road in forward gear, which is considered necessary.

Conclusion

There is no objection to the proposal subject to the following conditions.

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 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Longridge Road to points measured 120m to both sides of the nearer edge of the carriageway of Longridge Road, from the centre line of the access, in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the

Highway Authority. Reason: To ensure adequate visibility at the street junction or site access.

2. The site access is to remain ungated and with a cattle grid unless otherwise agreed in writing. Any gates erected should be set back from the edge of the highway by at least 10m. Reason: To ensure vehicles to clear Longridge Road whilst the gates are operated for highway safety reasons.
3. The site access shall be constructed, paved and drained in accordance with details submitted and agreed by the LPA prior to its first use. Reason: To prevent loose material and surface water being deposited onto the adopted highway for highway safety reasons (see informative note).

Informative note

The grant of planning permission will require the applicant to enter into a S278 Agreement, with the County Council as Highway Authority. The applicant should be advised to contact Lancashire County Council for further information by emailing the Highway Development Control Section at developeras@lancashire.gov.uk.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk