

Director of Development Services
Ribble Valley Borough Council
Council Offices
Church Walk
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Martin Nugent
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D3/11/0498

Drafted 20 October 2011

Dear Sir

**Planning Application, Ribble Valley District
3/11/0498 The Eaves, Pendleton Road, Wiswell**

I refer to your letter of 8 July 2011 concerning the above application.

I have no objection in principle to this application on highway safety grounds.

However, I have concerns regarding some aspects of the access arrangements to the site, particularly the retention of two points of access

The plans provided do not give a clear indication of the sightlines that can be achieved from the site onto Pendleton Road. I recognise that reference is made in the supporting information to the realignment of the adjacent hedgerows, but the highway safety benefits are not made clear and the extent of the sightlines, measured from a point 2.4m back from the edge of carriageway, are not made explicit. For a property of this type exiting onto a road of this width, I would anticipate minimum sightlines of 2.4m by 90m.

The additional vehicular activity derives from two sources; four rooms operating as a commercial bed and breakfast business and a nine room family home. I do not envisage the traffic movements generated by such an establishment would place any significant burden on the capacity of this road.

The layout provides for three garage spaces, an extensive driveway and a six vehicle car park to the south of the site. I am satisfied that this level of off street parking provision is sufficient to meet the anticipated domestic and commercial uses of this development.

However, the plans show two points of access to the site, with a narrow service road across the front of the property. The "one way" operation of this service road will not be apparent to visitors approaching the site and I would recommend that one point of access would be preferable. This would rationalise the potential movements to and from the site and could be supported by a turning head to north end of site.

Martin Nugent

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