

Director of Development Services
Ribbles Valley Borough Council
Council Offices
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Martin Nugent
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D3/11/0675

25 OCT 2011

FOR THE
ATTENTION OF

Drafted 4 October 2011

Dear Sir

**Planning Application, Ribbles Valley District
3/11/0675 Aspinalls Farm, Kenyon Lane, Dinckley**

I refer to your letter of 12 September 2011 concerning the above application.

I have no objection in principle to this application on highway safety grounds. I have visited the site on a number of occasions to observe vehicle movements and to better understand the range of movements that take place in and around the existing yard, in relation to this and previous applications at this location.

As a result, my comments aim to insure that the various movements to and from the site and those within the site can continue to be achieved in a safe manner.

The site plan identifies two locations where parking is provided for three vehicles. I am satisfied that this level of provision is adequate for the operation of the proposed residential properties and that the location of the bays has a neutral impact on the safe movement of agricultural vehicles.

On the site plan submitted, the red edge identifies the proposed areas of residential development. This includes the parking bays and the relevant areas for manoeuvring to and from these spaces. I would recommend that the proposed wall for the three parking spaces within the yard is repositioned. With the wall placed to the property side of the bay, there is less likelihood of other vehicles parking along the "open" of the bay and potentially obstructing passing vehicles.

The design of the bay within the yard and to the north of the proposed residential development should be the subject of an amended site plan, with the layout to be agreed prior to consent being granted. If this is not secured, then a further condition would be required.

Elsewhere, there are no apparent obstructions or impediments to the existing rights of access enjoyed to adjacent agricultural areas. The proposed layout allows for all existing movements to be retained.

In order to secure the means of access through the yard area, I am recommending that a condition be introduced prohibiting the storage of material or vehicles, and retaining the open aspect between the yard and the adjacent access road, Moorgate Lane. This is to insure that the movement of through traffic and of vehicle moving to and from the adjacent agricultural areas is maintained at all times.

Finally, the function of the access track serving the existing agricultural sites and residential properties on Moorgate Lane, as it continues from Kenyon Lane, requires the provision of two suitably located and constructed passing places. There was a

Condition attached to a previously successful application, 3/03/0836 but this has not yet been implemented.

I would be satisfied if the enforcement of this existing Condition would bring the two passing places into operation as previously proposed.

Therefore, should this application be acceptable to your Committee, I would be grateful if you would include the following Conditions:-

1. That no materials or vehicles are stored within the farm yard, north from the red edge shown on the site plan, Drawing for Project No.SIM/477/1208/RO1 (dated 17 August 2011), to Moorgate Lane.
2. That two passing places be introduced on Moorgate Lane, between Aspinalls Farm and Moorgate Farm, to be of minimum dimensions, length 10m, incorporating 5m tapers and of width 4.8m from the centre of the lane.

Martin Nugent

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