

Jane Tucker

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From: Patel, Uday [Uday.Patel@lancashire.gov.uk]
Sent: 04 March 2013 13:35
To: Claire Booth
Cc: planning
Subject: Application 3/2013/0071 - New access off Settle Road into a parcel of agricultural land and the creation of a stone track to allow access for agricultural operations - Calder Farm Settle Road Bolton-by-Bowland Clitheroe BB7 4NT

Claire Booth,

Planning Application reference: 3/2013/0071

Proposal: New access off Settle Road into a parcel of agricultural land and the creation of a stone track to allow access for agricultural operations

Location: Calder Farm Settle Road Bolton-by-Bowland Clitheroe BB7 4NT

My response to the above application is as below.

Settle Road is a secondary distributor rural single 2 way road with the speed limit of 60mph. During my site visit on 1st March 2013, it was observed that due to the varying vertical and horizontal alignment of the road as well as rural nature of the road without regular kerb line and foot way, the vehicles are travelling at a lower speed than designated speed of 60mph. The proposed development is to create a vehicular access to the field to allow the access of farm vehicles into the field and further across the field by creating a stone track.

It is noticed that the plans attached with the application have given reasonable consideration to the highways safety aspects. However there are certain aspects that need to be conditioned accordingly as below. There is an existing metal gate being a part of the existing fence along the frontage. In principle there is no objection to the proposal provided the following conditions are applied.

Condition 1:

Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 10m behind the nearside edge of the carriageway. Visibility splay measured 4.5m behind the existing arbitrary kerb line of Settle Road along the centre line of proposed access along Settle road in either direction of access shall be kept clear of all the vegetation/hedge/wall/fence/any such obstruction which may limit or obstruct the existing visibility along the Settle Road in North and South direction of the proposed access. Reason : The existing visibility is approximately 119m in south direction and 225 m in North direction. Although it is considered of sub standard nature with respect to the speed of the road (60mph), considering the speed of vehicles on the Settle Road as well as limited use of the access to only farm vehicles, it is considered acceptable in this instance.

Condition 2:

Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

Condition 3:

The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and the vehicular turning space shall be laid out and be available for use before the development is brought into use. Reason: Vehicles reversing to and from the highway are a hazard to other road users.

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Condition 4:

The new estate access between the site and Settle Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site. Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

Condition 5:

Before the development hereby permitted becomes operative, the existing hedge/fence on the highway frontage of the site to Settle Road shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of Settle Road. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

Condition 6:

Before the use of the site hereby permitted is brought into operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

Condition 7:

No part of the development shall be commenced until all the highway works have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users. In this case the highway works will be the works beyond the curtilage of the property which is bell mouth access from Settle road to the property including kerbs radius

Condition 8:

No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

Condition 9:

No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 7,8 has been constructed and completed in accordance with the scheme details. Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

Note A.

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning the (Area Surveyor East 01254 823831 / Area Maintenance Manager 01772 877282) or writing to the (Area Surveyor East, Lancashire County Council, Riddings Lane, Whalley BB7 9RW / Area Maintenance Manager, Area Maintenance Office, Preston New Road, Samlesbury, Preston PR5 0UJ) quoting the planning application number.

East = Ribble Valley, Hyndburn, Burnley, Pendle, Rossendale

Thank You

Uday Patel
Developer Support
(Environment Directorate - Lancashire Highway Services)

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