

Director of Community Services
Council Offices
Church Walk
Clitheroe
Lancashire BB7 2RA

FAO Claire Booth

Tel No 0300 1236780

Email lhscustomerservice@lancashire.gov.uk

Your ref
Our ref TL /3/2014/0558
Date 23rd July 2014

Dear Sirs

Planning applications no: 3/2014/0558 – 0562 (5 number).

Proposal: Phases 1 – 5 of proposed dairy unit. Steel Portal framed agricultural buildings providing housing for a total of 140 cows in cubicles.

Location: Demesne Farm, Settle Road Newsholme.

These five applications for development propose new agricultural buildings to house cows and a dairy. They are all to be in close proximity to each other on Demesne Farm, and are to be constructed in phases. Consequently, I am including my highway comments on all five applications in this one letter.

At present the farm has a dairy herd of 140 cows, and this proposed development will increase the herd size to 240 cows. See section 4 of the Planning Statement, 120 extra cows proposed (140 cows extra in consultation notice).

Please ask the developer to advise on whether the cattle are likely to be herded across the main road for access to pasture land.

The access to be used for this expanded operation is the existing gated farm access directly off A682. The gate is set at the edge of the highway and about 0.5m from the edge of the carriageway. The visibility along A682 from this access is poor.

There are no recorded traffic accidents on this road near to the farm access, although there are several recorded traffic accidents within a kilometre, mostly involving motorcycles which were travelling too fast for the conditions. This road is hazardous and I would ask for improvements to the farm access off A682.

The access width should be increased to 6m to allow two vehicles to pass each other, thereby avoiding a situation where a vehicle waits on the highway until another vehicle drives out. The gate should be set back 10m from the edge of the carriageway. In addition there should be sufficient space within the site for all vehicles to be able to turn around and drive out in forward gear.

Steve Browne • Interim Executive Director for the Environment
Developer Support • Whalley Depot • Riddings Lane •
Whalley • BB7 9RW



Unless the developer can show that the other nearby vehicle accesses off the northern side of the A682 are required, I would ask that these are closed up. There are three in total within 120m and to the west of the proposed access.

The visibility along the A682 should be improved to the extent that this is possible by cutting back vegetation and moving hedges, lowering or moving walls and moving the 'Buck Inn' sign. The visibility should be 2.4m by 190m here although I am asking for an improvement as described above in this paragraph.

The developer suggests that there will be no increase in traffic due to the intensification of the dairy activities here, but it would appear to me that there will be some increase in traffic, perhaps from increased feed deliveries, transporting of cattle and visiting specialists such as vets.

Please attach the following conditions to any planning consent you may decide to grant.

Condition 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.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed access from the continuation of the nearer edge of the carriageway of Settle Road to points measured 190m in each direction along the nearer edge of the carriageway of Settle Road, from the centre line of the access, and shall be constructed and maintained at footway/verge level 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.

Condition 2.

Before the construction work commences 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.

Note.

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 Customer Services at highways@lancashire.gov.uk and on 0300 1236780.

Yours faithfully,

Trevor Lewis
Traffic and Development Engineer.