Ribble Valley Borough Council
Church Walk,
Clitheroe,
BB7 2RA

Phone:   0300 123 6780
Email:   lhscustomerservice@lancashire.gov.uk
Your ref:
Our ref:   LHS/CS/3/2015/0571
Date:   4th August 2015

For the attention of Stephen Kilmartin.

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|---|---|
| **Proposal:** | Extension to existing building to create a cattery and stables, construction of manege, midden and access arrangements |
| **Location:** | Four Acres Pendleton Road Wiswell Lancashire BB7 9BZ |
| **Grid Ref:** | 374791 - 437678 |

With regard to your letter dated the 13th July 2015

The site was visited on the 4th August 2015 at 12:30.

The Highway Development Control Section does not have any objections in principle to the proposed cattery and stables, providing the applicant can provided acceptable sight lines from the new access.

The Highway Development Control Section is of the opinion that the application will significantly increase traffic movements from the site, due to the cattery and livery for two horses. And visitors to the site for the cattery will be strangers to the site.

The sight lines of 2.4 x 33m to be provided in both directions from the centre of the site access onto Pendleton Road. The site line requirement is based on table 7.1 from Manual for Streets and an estimated wet road 85th percentile speed of 25mph.

The applicant should provide accurate details of the required sight line requirement, before determining the application, ensuring the entire sight line requirement is fully over land within the applicants control and/or over the adopted highway and to fully show all works which would be required to provide the sight lines. The sight line splays will require walls, fences, trees, hedges, shrubs, ground growth, structures etc. to have a maximum height of 1.0m above the height at the centre line of the adjacent carriageway.

The applicant has shown sight lines to the centre of the road and they should be to the near side carriageway edge, on these narrow country rods it should be expected that vehicles are on the wrong side of the road to pass pedestrians, cyclist, horse riders etc.

From observations on site and the information provided on the applicant's site location plan the sight line requirement to the north would be fully achievable over the applicants land and the existing adopted highway, but this will require cutting back vegetation and

**Phil Barrett**
Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

the reduction in height of the garden wall, to below 1m high. The sight lines to the south would be partly over third party land and theses sight lines could not be provided by the applicant.

The Highway Development Control Section recommends the following conditions as part of the formal planning decision: -

1.  No part of the development shall be commenced the visibility splays measuring 2.4 metres by 33 metres in both directions to be provided, measured along the centre line of the proposed new road from the continuation of the nearer edge of the existing carriageway of Pendleton Road, to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.
    Reason: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Quality of Development Policy and Transport Policy in the Local Plan.
2.  The car parking and manoeuvring scheme to be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter. Reason: To allow for the effective use of the parking areas.

If you have any questions please do not hesitate to contact me.

Yours sincerely



Stewart Gailey
Highway Development Control Engineer