

Ribble Valley Borough Council  
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Your ref:  
Our ref: LHS/CS/3/2015/0658  
Date: 20<sup>th</sup> August 2015

For the attention of Stephen Kilmartin.

<b>Proposal:</b>	Demolition of existing dwelling and associated outbuildings and construction of replacement two storey dwelling and detached garage.
<b>Location:</b>	White Lodge Main Street Pendleton BB7 1PT
<b>Grid Ref:</b>	375989 - 439718

With regard to your letter dated the 5<sup>th</sup> August 2015

The Highway Development Control Section does not have any objections regarding the proposed replacement dwelling and associated works and are of the opinion that the proposed development should have a negligible impact on highway safety and highway capacity in the immediate vicinity of the site.

Based on the Joint Lancashire Structure Plan the Highway Development Control Section is of the opinion that the applicant has provided adequate off road parking provision for this type and size of development.

The Highway Development Control Section is of the opinion that the proposed alterations of the access onto Main Street are an improvement to the existing access arrangements. All works within the adopted highway to be carried out under a section 278 agreement with Lancashire County Council.

The Highway Development Control Section understands the proposed large detached garage and workshop is for the storage of the applicant's classic car collection. To reduce vehicle movements and increased demand for parking the Highway Development Control Section recommends a suitable condition is to be drafted to ensure the garage and workshop is only to be used by the applicant and cannot be used for trading.

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

1. 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.

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

2. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.
3. No part of the development shall be commenced until all the highway works within the adopted highway have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980. Reasons: 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 and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.
4. Before any gateposts are erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway. Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.
5. A suitable condition is to be drafted to ensure the garage and workshop is only to be used by the applicant and cannot be used for trading. Reason: To reduce vehicle movements and increased demand for parking the Highway Development Control Section recommends

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

1. The applicant is advised that the new site access, will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Environment Directorate before works begin on site. Further information and advice can be found at [www.lancashire.gov.uk](http://www.lancashire.gov.uk) and search for "278 agreement".

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

Yours sincerely

Stewart Gailey  
Highway Development Control Engineer