

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

Phone: 0300 123 6780
Email: lhscustomerservice@lancashire.gov.uk
Your ref:
Our ref: LHS/CS/3/2016/0988
Date: 17th November 2016

For the attention of Stephen Kilmartin.

Proposal:	Application for reserved matters (access, appearance, landscaping, layout and scale) for outline planning permission 3/2014/0859
Location:	Land adjacent Manor Barn Rimington Lane Rimington BB7 4DT
Grid Ref:	380727 - 445891

With regard to your letter dated the 1st November 2016.

The Highway Development Control Section does not have any objections regarding the proposed application for reserved matters 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 car parking recommendations in the Joint Lancashire Structure Plan and 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.

To aid highway safety on the existing private road the Highway Development Control Section recommends the first 2m of land fronting the access road should be protected under condition as detailed below, to protect the sight lines on to the access road.

The existing access road is a private road and is not subject to any future adoption agreement. The applicant should check with their solicitor that they have rights over this road to access the site and to make any alterations to the geometry of the road.

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

1. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period. Reason; To prevent stones and mud being carried onto the public highway to the detriment of road safety.

2. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter. Reason: Vehicles reversing to and from the highway are a hazard to other road users, for residents, refuse vehicle, refuse collection and construction vehicles.
3. No part of the development shall be commenced until, the land within 2m of the back edge of the carriageway fronting of the site, shall be 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 and maintained thereafter. 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.
4. 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