

Sharon Craig

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 25 October 2017 13:57
To: Adam Birkett; planning
Subject: RE: D3.2017.0813 - Dale Hey Bungalow Preston Road Ribchester
Attachments: SPlanScan17102314570.pdf

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Hi Adam

Planning Application No: 3/2017/0813

Grid Ref: 364085 436062

Proposal: Proposed new road access and driveway to garage at rear of premises.

Location: Dale Hey Bungalow Preston Road Ribchester PR3 3XL

With regard to the above planning application, the amended drawings as supplied do address most of my concerns but I am still uneasy about the angle of the new drive to Preston Road. It can be appreciated that the alignment is very good if the vehicle is approaching from Ribchester or leaving in that same direction.

My concern is that the left turn into the drive is particularly acute and therefore difficult to make. I feel that this could be addressed if the bell mouth at the gate could be made a little wider so that the turn to the gate could be a 90° when turning left into the drive.



I feel that subject to my earlier comments being taken into account and if a drawing with wider bell mouth could be submitted then my concerns would have been addressed.

Regards
Chris

Chris Nolan
Development Support
Community Services
Lancashire County Council
Tel 01772 531141
www.lancashire.gov.uk

From: Adam Birkett [mailto:Adam.Birkett@ribblevalley.gov.uk]
Sent: 23 October 2017 15:50

To: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>

Subject: RE: D3.2017.0813 - Dale Hey Bungalow Preston Road Ribchester

Afternoon Chris,

Please find attached the following plan submitted by the planning agent. Please could you let me know if this is acceptable.

Regards.

Adam Birkett

Principal Planning Officer

Ribble Valley Borough Council

Council Offices, Church Walk, CLITHEROE, Lancashire, BB7 2RA

Tel: 01200 414571 Fax: 01200 414487

Email: adam.birkett@ribblevalley.gov.uk

Web: www.ribblevalley.gov.uk

From: Nolan, Chris [<mailto:Chris.Nolan@lancashire.gov.uk>]

Sent: 09 October 2017 10:24

To: Adam Birkett; planning

Cc: LHS Customer Service

Subject: D3.2017.0813 - Dale Hey Bungalow Preston Road Ribchester

Hi Adam

Planning Application No: 3/2017/0813

Grid Ref: 364085 436062

Proposal: Proposed new road access and driveway to garage at rear of premises.

Location: Dale Hey Bungalow Preston Road Ribchester PR3 3XL

With regard to the above application for a new access of the B6245 Preston Road Ribchester. Whereas I would not object, in principal, to a new access point off this road unfortunately the plans as included with the application are insufficient to indicate a safe construction.

The application indicates a former access that is not practical and a safety hazard. This point is not a vehicle access and should be disregarded. Presently access seems to be gained via a field gate off the road. This is not suitable for regular use as there is no facility to pull off the road before opening the gate and the sight lines when leaving the site are below the standard for a road of this type.

The length of Preston Road alongside Dale Hey Bungalow is a derestricted road with a maximum speed limit of 60 mph and with the good sightlines high speeds would be expected. This being the case I would be looking for sightlines both sides of the junction of 200m if possible and at least 152m as an absolute minimum. These sightlines would need to be possible from a point that is 2.4m back from the edge of the highway. Such work may require some of the hedges to be reduced to and maintained at a height not exceeding 1 m.

A site inspection indicated that there may be a difference between the level of the field and the carriageway on Preston Road. This would need to be indicated on a new plan along with measures that will be undertaken to ensure safe and easy access and egress.

Presently I would have to object to this new access point until plans are submitted that include the following features.

1. That alterations will be undertaken to achieve the necessary sight lines at the point of access.
2. The plan indicates that there will be at least 7.5 m of bound surface between the edge of the highway and limestone aggregate road.
3. Any gates will be placed at least 5 m back from the edge of the highway to ensure that any vehicle can pull completely clear of B6245 Preston Road prior to opening the gate. If vehicles of longer than 5m are expected to use this access point when it is completed or in the foreseeable future then the gates should be further set back to ensure that these vehicles can pull clear of Preston Road prior to the need to stop for opening any gates.
4. Plans will need to indicate a cross section of the access point indicating the gradient of the new drive at the point of access to the highway.

The new access will include making changes to the existing highway requiring a correctly kerbed access. As this is the case then the applicant will be required to enter into a Section 278 agreement with Lancashire County council to ensure that any work in the highway is completed correctly.

If your council was to permit this development I would require the following notes and conditions to be added to any permissions that may be granted.

Conditions.

1. Before the development hereby permitted becomes operative, the existing hedge and vegetation on the highway frontage of the site to B6245 Preston Road, Ribchester shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of B6245 Preston Road, Ribchester. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.
2. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the footway/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.
3. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary of B6245 Preston Road, Ribchester for a minimum distance of 7.5m 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.
4. 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.

Notes

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. 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 should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer

Support Section (Area South) on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Environment Directorate, Cuerden Mill Depot, Cuerden Way, Cuerden, PR5 6BJ or email lhscustomerservice@lancashire.gov.uk

2. This consent does not give approval to a connection being made to the County Council's highway drainage system.

Regards
Chris

Chris Nolan
Development Support
Community Services
Lancashire County Council
Tel 01772 531141
Call Centre 0300 123 6780
www.lancashire.gov.uk

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