

Sharon Craig

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Sent: 25 October 2017 11:41
To: Adam Birkett; planning
Cc: LHS Customer Service
Subject: D3.2017.0881-0885

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Adam

Planning Applications Nos 3/2017/0881, 3/2017/0882, 3/2017/0883, 3/2017/0884, 3/2017/0885
Grid Ref: 376260:440124

Proposal : Slurry Tank, Milking Parlour and Farm Buildings

Location : Pendleton Hall Farm Clitheroe Road Pendleton Clitheroe BB7 1PT

With regard to the above planning applications for alterations to Pendleton Hall Farm, Clitheroe Road. In principal I do not have any objections to the development but I do feel that it is important to look at the changes in traffic in the area and how these changes are likely to impact on to off street sites. The design statement gives a good justification for the additional buildings but claims that the net change in site traffic will not be significant when looking at the dairy business that was undertaken at the farm up to 2013.

Since that time there has been considerable development in and around Clitheroe and there is more building that is planned. Part of this work will include a new roundabout at the junction of Clitheroe Road with A59 Whalley - Clitheroe By Pass. As this is the case I feel that will need to look at this package of applications as significant and therefore I need to have plans indicating that the access road is suitable for the traffic that the changes will promote alongside the present traffic for using this access off Clitheroe Road.

Presently the access road is well orientated for traffic entering the site from the north west (Clitheroe & A59) but the sight lines for leaving the site seem to be restricted. The orientation of the access road would make entering the access road from the south east (Sabden) or leaving the site to head in that direction would be difficult. In addition to this there is a gate that is within 10m of the highway. If this development was to be permitted I would be requesting that there are significant improvements to the access as follows.

1. Any gates are places a minimum of 10m back from the north eastern edge of the highway.
2. That the perimeter walls facing on to the highway are removed or reduced to a height of less than 0.9m to allow sight lines of 152m.
3. There is sufficient space between the gate and the highway for two heavy goods vehicles to pass so that vehicles do not have to wait to enter the access road on Clitheroe Road.
4. The access to Clitheroe Road is re-engineered to allow a left turn from the access road to be completed efficiently and with the drivers being able to see that the manoeuvre is safe.

The improvements listed above are to allow safe access and egress for the access road. The sight line of 152m is what would be requested for a derestricted road working on a speed limit of 60mph. If the developer can prove the 85 percentile speed on the road is less than 60mph then this distance could be reduced, this will have to be provided in the form of readings taken as a result of an automatic traffic count.

The access road leading to the site is also a Bridleway (3-32-BW 14) and it serves a number of properties north of Pendleton hall Farm. This will need to be taken into consideration with regard

to the delivery of materials and the completion of the build. The works on the site must not obstruct or cause the closure of the access road to ensure that other users are not inconvenienced or prevented from using the route.

I would not raise objections to either individual applications or the package of proposed works subject to the following notes and conditions being added to any permissions that your council is minded to grant .

Conditions

1. The junction of the access road with Clitheroe Road, Pendleton is realigned and has been constructed and completed in accordance with the scheme details agreed by the LPA prior to commencement of any one of the planning applications Nos 3/2017/0881, 3/2017/0882, 3/2017/0883, 3/2017/0884, 3/2017/0885.

Such redesign should, as a minimum, provide for the following

- a. Any gates should be set a minimum distance of 10m into the access road
- b. Any gates should open away from the highway, into the access road
- c. The junction should be designed to allow the necessary sightlines for safe access and egress
- d. The access road should be so engineered to ensure that turns both left and right in and out of the access road can be completed in a safe manner
- e. There is sufficient, unobstructed space available for a heavy goods vehicle to pull clear of the highway and wait before proceeding along the access road.

Reason: To improve road safety

2. On completion of the remodelled access, that part of the access extending from the highway boundary for a minimum distance of 10m 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.
3. No part of the developments 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 does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.
2. This consent does not give approval to a connection being made to the County Council's highway drainage system.
3. 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

Regards
Chris

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