

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: highways@lancashire.gov.uk
Your ref: 2019/0063
Our ref:
Date: 08/02/2019

Dear Sirs

Re: Planning Application 19/0063

Address: Land off Higher Road Longridge PR3 2YX

Description: Regularisation of existing, unauthorised agricultural access.

With respect to this application we would wish to raise an objection to the access. However should our concerns be allayed we would be able to support the application.

There are concerns regarding the visibility of the access due to the proximity of the drystone wall, and the soundness of the ground that forms the access.

Should you wish to support the application we would wish for the following conditions to be applied:-

1. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned at least 5m behind the edge of the carriageway. The gates shall open away from the highway. **Reasons:** To permit vehicles to pull clear of the carriageway when entering and exiting the site and to ensure the swing of the gates do not affect the availability for a vehicle to wait off road.
2. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary to the gate shall be appropriately paved in tarmac, concrete, block pavements, or other approved materials. **Reasons:** 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge,

Sue Harper,
Interim Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed access from the continuation of the nearer edge of the carriageway of 2 to points measured 100m in each direction along the nearer edge of the carriageway of Higher Road, from the centre line of the access. Reason: To ensure adequate visibility at the street junction or site access.

4. 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.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01772 531202.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council

Notes

1. The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433
2. 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 Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for "278 agreement".