

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: highways@lancashire.gov.uk

Your ref: 2019/0305
Our ref:
Date: 03/05/2019

Dear Sirs

Re: Planning Application 19/0305

Address: 23 Pendleton Road Wiswell BB7 9DD

Description: Application for a change of use from an annex/building to a holiday let. Resubmission of planning application 3/2019/0199.

With respect to this application we would not wish to raise any objections to the development. There are however concerns regarding the functionality of the internal parking arrangements.

It is expected that a car parking space should be 2.4m x 4.8m, an additional width 0.6m would be expected where the spaces are against obstructions such as walls and fences. In order to allow the vehicles to enter and leave in a forward gear it there should be at least 6m clear space to enable the turning manoeuvre. It is not apparent that this is the case with the proposed parking layout, for the dwelling and the proposed holiday let.

Should you approve the application we would look for the following conditions to be added

1. Before the access is used for vehicular purposes, any gateposts 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.
2. Before the development hereby permitted becomes occupied, the existing hedge, fence and vegetation on the highway frontage of the site to Pendleton Road shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of

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

Pendleton Road Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

3. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 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. 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.
5. 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.

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

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 Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for "278 agreement".
2. 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