

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2019/0436
Our ref
Date 24th June 2019

Dear Adam

Application no: **3/2019/0436**

Address: **The Old Reservoir, Simonstone Road, Sabden, BB7 9HA**

Proposal: **Conversion of agricultural buildings to form holiday let**

I have viewed the plans and submitted documentation, along with a site visit and numerous telephone discussions with the applicant and I have the following comments to make:

Summary

No objection subject to conditions.

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Access

Access to the proposed holiday let will be via an existing access point onto Simonstone Road.

The existing access point is sited on Simonstone Road, a classified Road namely C554 which is also subject to the national speed limit. Therefore, due to the nature of the road and restricted visibility at the access point, an Automatic Traffic Count was required to determine the 85th percentile speed of vehicles travelling within close proximity of the access point.

The 85th percentile of traffic is 44 mph and based on the 85th percentile speeds a visibility splay of 2m x 120m x 120m would be necessary. However, taking into account

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that the development proposal utilises an existing highway access and the scheme proposed offers a betterment in terms of access construction and visibility the proposal would be considered acceptable subject to the quoted visibility splays of 2 x 150m being achievable Northbound and 2 x 80m Southbound.

The visibility splays are to be maintained throughout perpetuity of the proposal and therefore the boundary wall fronting the application site must either be reduced to a height no greater than 1.05m or to be repositioned and set back behind the line of visibility, currently the boundary wall obstructs the visibility splay and in order to maximise visibility and achieve visibility splays of 2m x 150m Northbound x 80m Southbound, the concerns over the wall must be addressed. The overhang of the trees and vegetation to the south of the access point must also be maintained and permanently remain out of the visibility splays line of sight in order to achieve the readily available X and Y distances of 2m x 80m Southbound.

Parking

In accordance with the submitted application form, 3 to 4 parking spaces will be required as part of the planning application, all of which can be provided within the curtilage of the application site and therefore would be considered acceptable.

Conclusion

In accordance with the submitted data along with plans and documentation;

I would raise no objection to the proposal on highway grounds subject to the sightlines being achieved thereafter.

Should your council be minded to approve this application then I would request that the following conditions be attached to any permission that may be granted.

Conditions

1. 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, hedges, trees, shrubs or other devices over 1.05m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from an X point measured 2m back into the site from Simonstone Road to Y points measured 150m Northbound x 80m Southbound along the nearer edge of the carriageway of Simonstone Road, from the centre line of the access are to remain clear of obstructions in perpetuity of the development. **Reason:** To ensure adequate visibility at the street junction or site access.
2. 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.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01282 470840.

Yours faithfully

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