

Development Control  
Ribble Valley Borough Council

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 2019/0465  
Our ref:  
Date: 19/06/2019

Dear Sirs

**Re:** Planning Application 19/0465

**Address:** Field off Lower Road Dutton PR3 2YL

**Description:** Erection of sheep shed with access tracks from existing vehicular accesses

With respect to this application we would wish to raise an objection to the development as it is proposed however, should our concerns be allayed then we would be able to support the development.

This application is seen as an intensification of the use of the site using either of two existing accesses neither of which are suitable for an intensified use.

Lower Road, Dutton is a classified road (B6243) which is subject to the national speed limit being 60mph. There has been a traffic count carried out within the vicinity which shows that the actual speed of the traffic in the area is lower and a speed of 50 mph can be used to obtain a visibility splay of 2.4m x 148m in either direction this should be free of visual obstruction such as trees, walls and bushes over 1m in height.

In order to progress the application we would look for the following points to be addressed

- A plan will be required showing the visibility splay that can be obtained
- A new single access being formed perpendicular to Lower Road

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**Phil Durnell**

Director of Highways and Transport  
Lancashire County Council  
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[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

- Any gates being set back by at least 5m and these shall open away from the highway
- The area from the gates to the highway boundary being formed from a suitable bound surface
- The other gate being removed and the gap being permanently closed
- Any vehicle leaving the site will be required to enter and exit in a forward gear
- The self-seeded trees in the verge adjacent to the site will need to be removed

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 1236780.

Yours faithfully

Simon Hardie  
Highways Development Control  
Lancashire County Council

### **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.
2. The new vehicular access, within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges); 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](http://www.lancashire.gov.uk) and search for vehicle crossings and then fill in the information at "Get a vehicle crossing quotation".
3. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period. Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.