

Development Control  
Ribble Valley Borough Council

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

Your ref: 2019/0738  
Our ref:  
Date: 1/10/2019

Dear Sirs

**Re: Planning Application 19/0738**

**Address: Land off Stopper Lane Rimington BB7 4EJ**

**Description: Proposed agricultural storage building.**

With respect to this application we would not wish to raise an objection, however there is a concern regarding the intensification of use of the field access.

There is insufficient space to allow any vehicle to pull clear of the highway prior to the opening of the field gate. It is also noted that there appears to be a utility service chamber adjacent to the gate. Utility providers have expectations regarding the protection of their equipment.

In order to fully support the application we would look for a plan showing how details in the following potential conditions can be achieved within the application.

Should you wish to support the application we would wish for the following conditions to be added to your decision notice.

1. The gates shall open away from the highway and the gates to have physical restraints to prevent the gates from opening towards the adopted 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.

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**Phil Durnell**

Director of Highways and Transport  
Lancashire County Council  
PO Box 100 · County Hall · Preston · PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

2. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary into the field for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, 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. 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. Reasons: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

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 developer should be aware that 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](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 533433
2. 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.
3. 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".