

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: 20/09/2019

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.

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. 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. The access shall have a 45° visibility splay, it shall be provided between the highway boundary and points on 5m either side of the access measured 5m back from the nearside edge of the carriageway. The gates shall open away from the highway. Reasons: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

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**Phil Durnell**

Director of Highways and Transport  
Lancashire County Council  
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2. 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.
3. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary and formed by the visibility splay for a minimum distance of 6m 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.
4. 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.
5. No development shall be commenced until full engineering and constructional details of the proposed for access have been submitted to and approved in writing by the local planning authority. The access shall be completed prior to the use of the building for its agricultural use. Reason: - In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and its safe usage.

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