

Ribble Valley Borough Council  
Housing & Development Control

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Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref 3/2019/0751  
Our ref Robert Gregg  
Date 9<sup>th</sup> September 2019

Dear Rebecca

Application no: **3/2019/0751**

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

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

I have viewed the plans and submitted documents 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 proposal is via Lower Road, a classified road namely B6243 which is also subject to the national speed limit. There are two existing gated access points which are to be stopped up as part of the proposal with a new opening being created within the boundary wall to serve a primary means of access to and from the application site.

The new access point is to be 5.5m wide and will also provide a gated access which is to be set back 8m from the rear of the adopted highway, the gates are also positioned to open into the field as opposed to outwards and in to the entrance. However, the first 5m of the access road will need to be bound with a permeable surface material to prevent any mud and debris being carried on to the classified adopted highway.

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#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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The access arrangements as proposed are considered sufficient enough to support the proposal's needs, although such an access on a classified road would need to be constructed under section 278 of the highways act 1980.

### **Visibility**

Visibility splays of 148m x 2.4m have been provided within the submitted plans and whilst Lower Road is subject to the national speed limit the proposed visibility splay would fall short of the expected sightline requirements for a road of the given speed limit. However, the proposed new access point is to be positioned in a more centralised location than that of the two existing access points and would therefore result in an improved access arrangement to the field and given the two access points are existing and there is no collision data reordered within proximity of the proposed access. Then the proposed Visibility splays of 148m x 2.4m would be considered sufficient for the proposal.

Post and wire fences are to be erected at either side of the proposed access, which are to be a maximum height of 1m and there is also a hedge which is to be removed at the most north-westerly point of the field to aid and increase highway visibility.

There is also a number of trees which are to be removed from within the boundary treatment of the field fronting Lower Road to again aid visibility and with all of the above in mind it would appear the applicant is doing as far as reasonably practicable to aid visibility at the application site, all of which is considered sufficient in support of the proposal.

### **Conclusion**

The proposed new access point in to the field shall be the sole access point and the two existing access points shall be stopped up in perpetuity of the development and therefore In accordance with the submitted plans and documentation;

I would raise no objection to the proposal on highway grounds.

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. 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.
2. 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. **Reason:** To ensure adequate visibility at the street junction or site access.

**Note**

1. The grant of planning permission will require the applicant to enter into an appropriate legal agreement with Lancashire County Council as Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to, the construction of the access to an appropriate standard. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section (Area East) on 0300 123 6780 or email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk) , in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

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

**Robert Gregg**

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