

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 2019/0815

Our ref:

Date: 29th November 2019

Dear Sirs

Re: Planning Application 19/0815

Address: Cooks Farm Further Lane Mellor BB2 7QB

Description: Proposed demolition of existing coal shed/plant room and construction of single-story extension linked to dwelling; proposed single-story, three-car garage and alterations to existing vehicular access.

With respect to this application whilst we would have no objection to the principle of the works there is some concern regarding the access.

In order to progress the application we would look for a plan showing a larger visibility splay. The plans provided show a visibility splay in the region of 24m this would be appropriate on a road with a speed limit of 20 mph. A plan showing the full extents of the available visibility splay should be provided.

The posted speed limit on Further Lane is 60mph which would support a visibility splay of 2.4m x 215m. Initially we would look for a plan showing what the available splay is, this may be supported by an automated traffic count to ascertain the 85th percentile speed which is likely to be less than 60mph which would narrow the visibility splay.

Should you wish to support the application we would wish for the conditions and notes to be attached the decision notice.

Phil Durnell
Director of Highways and Transport
Lancashire County Council
PO Box 100 · County Hall · Preston · PR1 0LD
www.lancashire.gov.uk

1. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned at least 5m behind the back edge of the carriageway. The gates shall open away from the 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 car to wait off road.
2. All gates and associated mechanisms to be located outside the adopted highway and the gates to have physical restraints to prevent the gates from opening onto the adopted highway. **Reasons** to ensure the adopted highway is not obstructed by the gates or are a hazard to other road users.
3. The applicant should provide accurate details of the required sight line requirement, before determining the application, ensuring the entire sight line requirement is fully over land within the applicants control and/or over the adopted highway and to fully show all works which would be required to provide the sight lines. The sight line splays will require walls, fences, trees, hedges, shrubs, ground growth, structures etc. to have a maximum height of 1.0m above the height at the centre line of the adjacent carriageway.
4. The sight line splays will also require the overhanging tree branches, within the splays to be cleared to provide a minimum clearance of 2.4m above the height at the centre line of the adjacent carriageway.
5. 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.
6. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. **Reasons:** In order to satisfy the Local Planning Authority and Highway Authority that the final details of the works are acceptable before work commences on site and to enable all traffic to enter and leave the premises in a safe manner without causing a hazard 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 0300 1236780.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council

Notes

1. The developer should be aware that the 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 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 and search for vehicle crossings and then fill in the information at "Get a vehicle crossing quotation".