

Development Control
Ribble Valley Borough Council

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

Your ref: 2019/0894

Our ref:

Date: 5th November 2019

Dear Sirs

Re: Planning Application 19/0894

Address: Pendle View Primrose Lane Mellor BB2 7EQ

Description: Change of use of agricultural land for the siting of 12 holiday lodges, associated site office/reception and car parking area.

With respect to this application we would not wish to raise an objection to the principle of the development. There are however concerns regarding the access from Primrose Lane.

Whilst we would accept that the development will have an overall increase in the traffic in the surrounding area, it is not expected that these journey will be made during peak traffic hours.

The concerns regarding the access are that there is insufficient space to allow two vehicles to pass at the entrance to the site at the same time. This could lead to vehicles having to wait on Primrose Lane which is effectively a single track lane.

In order to progress the application we would look for a plan showing how the access to the site can be improved in order to allow two vehicles to enter and exit independently of each other, it is inspected that this would not be part of the entrance to the dwelling. Any gates associated with the access should either side or open away from the highway.

Should you wish to support the application we would look for the following conditions to be added to 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 5m behind the 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. No part of the development hereby approved shall commence until a scheme for the construction of the sites means of access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.
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.
4. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) Details of working hours
 - iv) Routing of delivery vehicles to/from site

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