

Development Control
Ribbles Valley Borough Council

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

Your ref: 2019/1025
Our ref:
Date: 26th November 2019

Dear Sirs

Re: Planning Application 19/1025

Address: Paddock Gate 14 Wiswell Lane Whalley BB7 9AF

Description: Erection of one new dormer bungalow in the front garden of Paddock Gate.

With respect to this application whilst we would not object to the principle of the building of a new bungalow, there are however concerns regarding the access from Wiswell Lane.

From traffic count taken near to the entrance of the Oakhill College the 85 percentile speed of the lane is in excess of the posted speed limit at 35 M.P.H. This speed should be used to determine the required visibility splay of 2.4m x 53m. It will be expected that any wall, fence, shrub or similar obstruction within the visibility splay shall be reduced in height to less than 1m.

Additionally, there is a concern that there is insufficient space to allow two cars to pass as they exit or enter the property. It is expected that the driveway will need to be widened for short distance which will also lead to the need to widen the existing dropped crossing.

In order to progress the application we would expect a plan showing these concerns could be allayed to be provided.

Phil Durnell

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

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".