

Ribble Valley Borough Council  
Development Control

Tel 0300 123 6780  
Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref 3/2019/1036  
Our ref 4<sup>th</sup> December 2019  
Date

Dear Sir / Madam

Application no: 3/2019/1036

Address: Betty Barn, Slaidburn Road, Waddington

Proposal: Conversion of Barn to Residential Dwelling

The proposal has been the subject of some discussion between the applicant and the highway authority under the pre-application process. There are inherent benefits in relocation the existing access to the proposed location and this would be considered acceptable to serve the existing users and the additional dwelling. On this basis I would raise no objection to the proposal on highway grounds subject to the following conditions being attached to any planning 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 7m into the site shall be appropriately paved in tarmac, 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, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Slaidburn Road to points measured 70m to the north

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**Phil Durnell**

Director of Highways and Transport  
Lancashire County Council

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and 100m to the south along the nearer edge of the carriageway of Slaidburn Road, from the centre line of the access. Reason: To ensure adequate visibility at the site access onto Slaidburn Road.

- 3 The existing access shall be physically and permanently closed with vehicular access being prevented by the erection of a boundary wall. The existing verge of the vehicular crossing shall be reinstated concurrent with the formation of the new access. Reason: To limit the number of access points to, and to maintain the proper construction of the highway
- 4 The proposed access from the site to Slaidburn Road shall be constructed to a (minimum) width of 5.5m and this width shall be maintained for a minimum distance of 7m measured back from the nearside edge of the carriageway. Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users.

#### Note

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. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Environment Directorate, Cuerden Mill Depot, Cuerden Way, Cuerden, PR5 6BJ or email [lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk)

Yours faithfully

**Dave Bloomer**  
**Highways & Transport**  
**Lancashire County Council**