

Development Control
Ribbles Valley Borough Council

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

Your ref: 2020/0281
Our ref:
Date: 28th April 2020

Dear Sirs

Re: Planning Application 2020/0281

Address: Lower Seed Farm Stoneygate Lane Ribchester PR3 2ZS

Description: Demolition of existing two storey farmhouse and six outbuildings and construction of one single storey replacement dwelling.

With respect to this application whilst we would not wish to raise an objection to the application in principle. There is a concern regarding the site lines from the driveway to the farm access lane leading to Stoneygate Lane.

In order to progress the application we would look for a plan showing the sight lines, from the driveway. These shall be measured 3m back from the edge of the farm access lane at the centre of the driveway, with a splay of 45° in either direction. 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.

Should you wish to support the application we would wish for the following conditions to be added to the decision notice.

1. Prior to first occupation the sightlines from the new 3m back from the edge of the farm access at the centre of the driveway, with a splay of 45° in either direction. 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.

Phil Durnell

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

2. Prior to first occupation the driveway and car parking areas shall be surfaced in accordance with the scheme submitted to the Local Planning Authority and the car parking spaces and manoeuvring areas shall be maintained in accordance with the approved plan. **Reasons:** To allow for the effective use of the parking areas.

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