

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
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Your ref: 3.20.0389
Our ref: D1.20.0389
Date: 15th June 2020

App no: **20.0389**

Address: **Land at Eastham House Farm Mitton**

Proposal: **Proposed agricultural building**

I have viewed the plans and Design & Access statement and I would make the following comments.

There is no objection to the proposed agricultural building. The applicant states that the building will be used for the storage of agricultural vehicles and that no additional vehicle movements will be generated by the proposal.

There are no public rights of way recorded in the vicinity of the building. There is a public footpath recorded along the unnamed site access road for approx. 30m before it enters the field in a north easterly direction.

The existing site access provides suitable visibility splays in both directions on Clitheroe Road U3220 and is suitably wide enough for large vehicles to manoeuvre.

There is a concern due to the unmade surface of the site access and the gradient, which slopes toward Clitheroe Road. This could result in loose debris being deposited onto the road which would have a detrimental impact upon highway safety.

If there are additional movements associated with this proposal, other than the during the construction phase, then I would recommend that a planning condition is stated requiring the first 10m of the site access to be paved and drained prior to the first use of the building to mitigate the impact. An informative note is requested to direct the applicant to LCC developeras@lancashire.gov.uk to seek the appropriate agreement for the works tying into the highway.

The site access junction Clitheroe Road should remain ungated. I note that there are proposals to alter the gating arrangement however it is important to note that any new gates erected should be set back at least 10m or increased for the longest vehicles which may need to access the site.

Kelly Holt

Phil Durnell

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