

Ribble Valley Borough Council
Housing & Development Control

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Your ref: D3.2020.0462.FUL
Our ref: D3.2020.0462
Date: 23 July 2020

FAO: Stephen Kilmartin

Application number: **2020.0462.FULL**

Address: **Land adjoining Megitta House, Kenyon Lane, Langho**

Proposal: **Change of use of agricultural land to public car park.**

I refer to the afore-mentioned application and would like to thank you for the opportunity to comment on the proposal. I have viewed submitted plans and associated scheme correspondence and have the following comment to make with regards to the merits of the proposal:

The principle of appropriate development is supported at this location, however I would ask that the following points of note where given due consideration with regards to the merits of the proposal:

- The application site is situated in a rural environment with little development in the immediate vicinity
- Kenyon Lane in the immediate vicinity of the application site, is constrained in terms of mature & verdant hedgerows abutting vehicle running lanes and extending across contiguous lengths of verge.



- Applicant proposals will by necessity result in an increase in the frequency of vehicle movements along Kenyon Lane.

Phil Durnell
Director of Highways and Transport
Lancashire County Council, PO Box 100, County Hall, Preston, PR1 0LD
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- Scheme layout improvements to include;
 - Creation of an oversized means of access such as to allow two vehicles to pass unhindered prior accessing / egressing to from car park proposals. Constructed to a minimum width of 5.5 metres and maintained for a minimum distance of 7m back into the application site
 - Setting back of application site gateway arrangements such that a vehicle could pull clear of existing vehicle running lanes prior accessing the sites means of access from Kenyon Lane.
 - Creation of an oversized gateway / means of access sufficient to allow two vehicles to pass unhindered prior accessing / egressing to / from the adjacent public highway.
 - Laying of "metalled" porous bound form of macadam surfacing.
 - Creation of an appropriate view line envelope through a degree of vegetation hedgerow management along the frontage of the site to Kenyon Lane.
 - Such to be cut back for a distance of 40 metres there by increasing the extents of the adopted highway and as a consequence established verge areas.
 - Car parking layout to comply with "Manual for Streets" guidelines incorporating 2.5 x 5.0m spaces with 6.0m contiguous manoeuvring area.

Summary:

Lancashire County Council (LCC) takes its responsibility seriously with respect to the current and future use of the highway network. In reaching our position with regards to development proposals, LCC have conducted a review of submitted information presented.

On the basis of a commitment on the part of the end user to fund all of the measures outlined Lancashire county Council would not wish to raise a highway objection to applicant proposals.

Should your council be minded to grant approval, I would ask that inclusion of the following conditions, informative advice note and recommendation where appended to any associated consent.

Condition:

1. 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 2.0m measured along the centre line of the sites proposed point of access with Kenyon Lane from the continuation of the nearer edge of the carriageway of Kenyon Lane to points measured 40m in each direction along the nearer edge of the carriageway of Kenyon Lane, from the centre line of the sites point of access and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the junction of the point of access and public highway.

2. The proposed access from the site to Kenyon Lane shall be constructed to a (minimum) width of 5.5m. This width shall be maintained for a minimum distance of 7m measured back from the nearside edge of the carriageway through the laying of an approved "hard surface" material. Reason: To prevent loose material being carried onto the highway and to enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users.

3. No part of the sites means of access hereby approved shall be used for the purpose of vehicle movements from the afore-mentioned public highway until a scheme for the construction of the off-site works of highway improvement (namely construction of a metaled

and kerbed vehicular drop crossing) 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.

4. During the course of construction activities temporary facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

5. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in a forward gear and such provisions shall be laid out in accordance with a submitted plan, the vehicle turning space shall be laid out and available for use before the development is brought into use. Reason: Vehicles reversing to and from the highway are a hazard to other road users.

6. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Conditions 1, 2 & 3 have been constructed and completed in accordance with approved scheme details. Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

Informative Advice Note:

- The works referred to in Condition 3 will require the applicant to enter into relevant agreements with Lancashire County Council as Highway Authority
- This consent requires the construction of an improved point of access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Lancashire County Council as Highway Authority will carry out these works at the developer's expense and therefore before any access works can start you must contact the Highway & Transport Services Directorate for further information by telephoning 0300 123 6780 or writing to Lancashire County Council Customer & Business Support C/o developeras@lancashire.gov.uk quoting the planning application number.
- Gated access arrangements shall be positioned 7m behind the nearside edge of the carriageway of Kenyon Lane and of a type and with a form of opening that facilitates no encroachment onto highway land when being opened or when in the open position, any replacement gate shall be the same or of a similar type with no potential encroachment onto the highway. Reason: to safeguard the proper use of the highway and safety of pedestrians.
- I would recommend that the applicant undertake a cyclical degree of hedgerow management along the frontage of the site for a distance of 40m such as to ensure an uninterrupted view of vehicle movements along Kenyon Lane public highway.

I would have no highway objection to applicant's proposals.

I hope the above is of assistance in your council's determination of the application.

Yours faithfully

A handwritten signature in grey ink that reads "M Doran". The signature is written in a cursive style with a large, stylized 'M' and a clear 'Doran'.

Michael Doran
Highways & Transport
Lancashire County Council