

Ribble Valley Borough Council  
Housing & Development Control

Phone: 0300 123 6780  
Email: [highways@lancashire.gov.uk](mailto:highways@lancashire.gov.uk)

Your ref: D3.2020.0482.FUL  
Our ref: D3.2020.0482  
Date: 15 July 2020

FAO Laura Eastwood:

Application number: **2020.0482.FULL**

Address: **Kitchens Cross Lane, Bashall Eaves**

Proposal: **Erection of new stable block and change of use of land for all weather ménage for private use.**

I refer to the afore-mentioned application and would like to thank-you for the opportunity to comment on the proposal.

While I have no overriding objection to the principle of applicant proposals to undertake a range of engineering works within the application site to facilitate the creation of an area of hardstanding, stable block and ménage. Given the sites location in a rural environment, it is important that the following points of note are given due consideration:

Measures are included within any proposed development of the site to formalise the point of access to include:

- o Creation of an oversized length of access-way to allow two vehicles to pass unhindered prior accessing / egressing to / from the adjacent public highway.
- o Laying of metaled surfacing
- o Creation of an appropriate view line envelope
- o Undertake a degree of vegetation / hedgerow management along the frontage of the site with Kitchen Cross Lane.

On the basis of a commitment on the part of the end user to amend somewhat / fund all of those measures outlined in the following conditions and advice note – 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 and informative note where appended to any associated consent.

**Condition:**

1. The proposed access from the site to Kitchens Cross Lane shall be constructed to a (minimum) width of 5.5 metres and this width shall be maintained for a minimum distance of 10 metres measured back from the nearside edge of the carriageway. Reason: To enable towed vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users.

**Phil Durnell**  
Director of Highways and Transport  
Lancashire County Council, PO Box 100, County Hall, Preston, PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

2. No part of the development hereby approved shall commence until a scheme for the construction of the off-site works of highway improvement (namely an improved 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.

3. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be appropriately paved in tarmacadam, concrete, appropriate block paving, 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.

4. During the course of scheme 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. No part of the development hereby approved shall be occupied or opened for trading until the approved schemes referred to in Conditions 1 & 2 have been constructed and completed in accordance with the 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.

6. That the site be restricted to equine private use only (i.e. no business uses). Reason: To restrict traffic movements and maintain highway safety.

**Informative Note:**

a) This consent requires the improvement and / or alteration of an 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 Highway & Transport Services 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.

b) Applicant to undertake a degree of vegetation / hedgerow management along the sites frontage with Kitchens Cross Lane.

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

Yours faithfully



Michael Doran  
Highways & Transport  
Lancashire County Council