

Development Control  
Ribbles Valley Borough Council

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

Your ref: 2020/0701  
Our ref:  
Date: 28<sup>th</sup> September 2020

Dear Sirs

**Re: Planning Application 20/0701**

**Address: Deep Meadows Osbaldeston Lane Osbaldeston BB2 7LT**

**Description: Proposed improvement of existing access to site including new natural stone wall boundary with electric gates.**

With respect to this application whilst we would not object to the principle of the application there are some concerns regarding the position of the gates.

It is expected that the gates should be positioned 5m from the edge of the carriageway and that the drive between the gates and the carriageway shall be suitably paved with a bound surface.

A plan showing the visibility splay measured 5m from the edge of the carriageway at 45 degrees in each direction shall be provided. Any wall shrub fence or similar obstruction falling within the splay shall be reduced in height less than 1m height for the perpetuity of the development.

It may be a requirement that the telegraph pole may need to be repositioned in order to facilitate this access.

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

1. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway

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**Phil Durnell**  
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and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. **Reasons:** To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

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 5m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Osbaldeston Lane to points measured 5m in each direction along the nearer edge of the carriageway, from the centre line of the access. **Reasons:** To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Quality of Development Policy and Transport Policy in the Local Plan.
3. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmac, concrete, block pavements, or other approved materials. **Reasons:** 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. All gates and associated mechanisms to be located outside the adopted highway and the gates to have physical restraints to prevent the gates from opening towards the adopted highway. **Reasons:** to ensure the adopted highway is not obstructed by the gates or are a hazard to other road users.

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