

Development Control  
Ribble Valley Borough Council

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

Your ref: 3.20.0848  
Our ref: D3.20.0848  
Date: 23<sup>rd</sup> November 2020

App no: **3.20.0848**

Address: **Ingle Dale, Longsight Road, Clayton-le-dale**

Proposal: **Replacement four bedroom dwelling and site redevelopment including the erection of stables. Resubmission of application 3/2019/0783**

I have viewed the plans and highway related documents and I would make the following comments.

This application is a re-submission of application 19.0783 which was approved with conditions.

I would request that the gate is set-back by 10m from the back of the footway to allow a vehicle and horse trailer or horse wagon to clear the highway whilst the gates are operated for highway safety reason. It is currently set back by 6m, which is closer than the previously approved layout.

The area between the highway and the gates should be paved in a porous bound material to minimise surface water run-off and to prevent any loose debris being deposited on the highway for highway safety reasons.

The existing redundant vehicle crossings must be reinstated with a full height kerb to footway together with the vehicle crossing construction for the site access. The highway works are to be completed under S278 agreement with Lancashire County Council.

Indicate public footpath 19, which runs along the western boundary of the site.

Subject to the plan amendments as detailed above, there is no objection to the proposal. The following conditions are recommended.

1. The use of the stable, tack room and manege be restricted to domestic use only as applied for unless the prior consent of the local Planning Authority is obtained commercial livery, Equestrian events or other such use is prohibited. **Reasons:** So that

**Phil Durnell**

Director of Highways and Transport  
Lancashire County Council · PO Box 100 · County Hall · Preston · PR1 0LD

the Local Planning Authority can retain control over the impact of the development on residential amenity and/or highway safety.

2. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 10m behind the back edge of the footway. The gates shall open away from the highway. **Reasons:** To permit vehicles to pull clear of the carriageway when entering and exiting the site and to ensure the swing of the gates do not affect the availability for a vehicle and trailer to wait off the adopted highway.

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, block pavements, or other approved materials. **Reason:** To prevent loose surface material from being carried on to the

#### Informative notes

1. The applicant is advised that the new site access, will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Community Services before works begin on site. Further information and advice can be found at [www.lancashire.gov.uk](http://www.lancashire.gov.uk) and search for "278 agreement".

2. The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 533433

3. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works.

4. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Further details can be found by contacting [PROWplanning@lancashire.gov.uk](mailto:PROWplanning@lancashire.gov.uk).

Kelly Holt  
Highway Development Control Engineer  
Highways and Transport  
Lancashire County Council  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)