

Development Control
Ribble Valley Borough Council

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

Your ref: 3/2021/0079

Our ref:

Date: 16th February 2021

Dear Sirs

Re: Planning Application 21/0079

Address: Pendle View Primrose Lane Mellor BB2 7EQ

Description: Proposed erection of a seven bedroom holiday cottage.

With respect to this application we would not raise any objections to the application.

It is noted that there are concerns regarding the increased traffic, however it is generally accepted the holiday accommodation does not generate the same volume of traffic as a residential dwelling.

Further plans have been received showing revisions to the access, it is expected that the access is built in line with Drawing No Monk/924/2864/04 dated 15-02-2021 Titled Zoomed Access Plan.

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

1. Before the access is used for vehicular purposes, any gateposts erected at the access for the dwelling shall be positioned at least 5m behind the edge of the access road. 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 car to wait off road.

Phil Durnell

Director of Highways and Transport
Lancashire County Council
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2. No part of the development hereby approved shall commence until a scheme for the construction of the sites means of access 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. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period. Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.
4. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) Details of working hours
 - iv) Routing of delivery vehicles to/from site

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