

Ribble Valley Borough Council
Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2021/0077
Our ref 25th February 2021
Date

Dear Sir / Madam

Application: 3/2021/0077
Application Site: Smithy Cottage Birks Brow
Proposal: Erect lodge on Agricultural Land

I have previously been consulted on a similar application under application number under application 2019/0773 which was subsequently withdrawn. Commenting on the 2019 application I made the following comments regarding the proposed access

The proposed development proposes to utilise an existing access that has recently been constructed off Birks Brow. This access was not evident on the latest Google Streetview pass for this length of road (2011) and is therefore considered recent.

Unfortunately, the siting of the access has taken no regard to the proximity of the Birks Brow / Forty Acre Lane junction. Whilst this may be considered acceptable for an infrequent farm machinery access, the proposed use for a holiday lodge access (with aspirations for a second unit expressed within the application documents) would place a higher movement through this access with its inherent safety concerns with regard to access manoeuvres both to and from Forty Acre Lane. This issue is further compounded by the retention of a section of hedge fronting Forty Acre Lane which obstructs visibility to the left for vehicles entering the junction from Birks Brow. This hedge is contained within the blue edge of the application. If this hedge were to be removed it would significantly increase the all-round visibility at this junction and allow me to raise no objection to the proposal.

If the hedge is to be retained, then I would have to raise an objection to the proposal on highway safety grounds due to the visibility limitations at this junction.

Phil Durnell

Director of Highways and Transport
Lancashire County Council
Cuerden Mill • Cuerden Way • Bamber Bridge • Preston • PR5 6BS

These concerns remain pertinent to this current application and unless the situation with regards to visibility is addressed I would have to repeat my previous recommendation that the application be refused on highway safety grounds.

Dave Bloomer
Highways & Transport
Lancashire County Council