

Development Control
Ribbles Valley Borough Council

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

Your ref: 3/2021/0098
Our ref:
Date: 11th February 2021

Dear Sirs

Re: Planning Application 21/0098

Address: Lea Barn Four Acre Lane Preston

Description: Proposed conversion of a barn to a residential dwelling and associated works.

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

However there are concerns regarding the access and the location of the gates. It is expected that the gate posts should be positioned 5m behind the edge of the carriageway to allow a vehicles to pull clear of the carriageway.

A plan showing the available sight lines measured 2.4m back from the edge of the carriageway should be provided.

Construction details of the treatment of the proposed hardstanding between the edge of the carriageway and the barn wall including the gated access will be required. Our records indicate that this area forms part of the adopted highway, in order to form the revised access a Section 278 Agreement will be required.

In order to progress the application we would look for the submission of further plans showing how our concerns can be allayed

Should you wish to support the application we would look for these conditions and notes to be added to your decision notice.

Phil Durnell

Director of Highways and Transport
Lancashire County Council
PO Box 100 · County Hall · Preston · PR1 0LD
www.lancashire.gov.uk

1. Access gateposts.

Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the highway 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. Should the access remain un-gated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the highway.

Reason: To permit vehicles to pull clear of the carriageway when entering the site and to ensure adequate inter-visibility between highway users when exiting, in the interests of highway safety.

2. Access surface materials.

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 tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to 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

Notes

1. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.