

Development Control
Ribble Valley Borough Council

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

Your ref: 3/2021/0268
Our ref:
Date: 19th April 2021

Dear Sirs

Re: Planning Application 21/0268

Address: Land south west of Ribblesdale Hall Sawley Road Chatburn BB7 4LD

Description: Proposed change of use of agricultural land for the development of a holiday park containing 9 lodges and a manager's lodge with associated access and landscaping. Resubmission of 3/2020/0307.

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

There are some concerns regarding the access and the refuse collection.

In order to support the application we would look for a widening of the access as detailed in the comments relating to the previous application 3/2021/0307, and a swept path analysis to ensure that a refuse collection vehicle is able to enter and exit the site in a forward gear.

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

a) Access Road

The proposed access from the site to Sawley Road shall be constructed to a (minimum) width of 7 metres and this width shall be maintained for a minimum distance of 10 metres measured back from the nearside edge of Sawley Road

carriageway vehicle running lanes. Reason: To enable vehicles to enter and leave the premises without conflict, unhindered & in a safe manner without causing a hazard to other road users.

b) Access gateposts.

Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned at least 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.

c) Wheel washing / mechanical road sweeping.

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, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

d) New road built to base course level.

The new access between the site and Sawley Road shall be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

e) Electric vehicle charging points.

All garage facilities or off-street parking shall include provision of an electrical supply suitable for charging an electric motor vehicle.

Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

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.
2. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact 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 or on 01772 533433.