

Ribble Valley Borough Council  
Housing & Development Control

Tel 0300 123 6780  
Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref 3/2021/0276  
Our ref Robert Gregg  
Date 9<sup>th</sup> April 2021

Dear Laura

Application no: **3/2021/0276**

Address: **High Trees Longsight Road Clayton Le Dale BB2 7JA**

Proposal: **Regularisation of unauthorised stables, feed store, domestic garage, riding arena, new boundary wall/fence/hedge and alteration to accesses**

I have viewed the plans and submitted documents and I have the following comments to make:

### **The proposal**

The proposal will involve the regularisation of the unauthorised garage, stables and storage building, and seek approval for the creation of a new internal access track, riding arena, new boundary wall, fence and hedge as well as alterations to the existing access points which serve the application site.

The application site previously had two domestic access points and one agricultural access point. The proposal will result in a reduction in domestic access from two to one access point and a considerable increase in size to the existing agricultural access point.

The proposed domestic access point will provide a 3.2m wide entrance, with internally opening gates positioned 7.2m from the carriageway. The existing arrangement will see one access point being stopped up and as such the existing vehicular dropped crossing point, serving the redundant access will need to be reduced in size to serve only the neighbouring access point and that part of the footway will need to be brought back up to full footway height.

The proposed agricultural access point will provide a 7.4m wide entrance, with internally opening gates positioned 8m from the carriageway. The proposed agricultural access is configured to provide a wider entrance off Longsight Road and the existing vehicular dropped crossing point, serving the agricultural access will need to be increased to match the full width of the entrance as the boundary walls are off-

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#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
PO Box 100 • County Hall • Preston • PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

set to that of the 7.4m wide entrance. This of course is expected to provide ease of manoeuvrability to larger vehicles accessing the stables, storage building and riding arena, which further details of this will be required to determine the level of expected traffic flow to and from the development site.

The submitted documents do not provide clarity over the expected vehicles or number of vehicles that will visit the development site. It is also not clear whether the development site would be private or commercial, all of which is a requirement in determining the proposed agricultural access points suitability.

There is also one flood light being proposed for the menage, although the location of this has not been applied to the plans.

Visibility splays for the proposed access points need to be applied to the plans whilst also demonstrating how the neighbouring access points will not be affected by the proposal.

Dimensions for the footway and service verge will also need to be applied to the plans and clearance dimensions from the carriageway to the proposed new hedge need to be applied to the proposed site plan in sections AA, BB and CC.

I ask that the plans are revised in line with the concerns mentioned above before I provide any further comments on the matter.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01282 470840.

Yours faithfully

**Robert Gregg**

Development Support Officer

Highways and Transport

Lancashire County Council

T: 01282 470840

M: 07976316464

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