

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/0303  
Our ref D3.2021.0303  
Date 23<sup>rd</sup> April 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0303**

Address: **1 Wildmans Barn Longsight Road Langho BB6 8AD**

Proposal: **Proposed external works, including shed, timber gazebo and stone wall with timber entrance gates.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **No objection subject to conditions**

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

### **Introduction**

The Local Highway Authority (LHA) are in receipt of a householder application for the proposed external works at 1 Wildmans Barn, Longsight Road, Langho.

The LHA are aware of the recent planning history of the site with the LPA permitting application reference 3/2020/0230 which was for the retention of alternations to the driveway approved under application reference 3/2015/0739. The application was also a resubmission of application reference 3/2019/0938.

The LHA have reviewed the submitted documents and minor alterations from application reference 3/2020/0230 have been made.

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**Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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## **Site Access**

The site is accessed from Longsight Road which is a A road subject to a 60mph speed limit. The site is proposing a secondary access from Whitehalgh Lane which is an unclassified road subject to a 60mph speed limit which was previously approved under application reference 3/2020/0230, with minor alterations.

These alterations are shown on the drawing titled "Proposed Site Plan" drawing number 1000. The proposed site access from Whitehalgh Lane is approximately 4.65m wide and will be gated, which is set back a distance of 5m from the public highway. This complies with the local and national guidance.

The LHA are also aware that access improvements from Longsight Road are being proposed. The access from Longsight Road will also be gated and will be set-back a significant distance away from public highway and therefore the LHA have no further comments to make.

## **Conclusion**

The LHA do not object to the proposal.

## **Conditions**

1.No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Proposed Site Plan drawing number 1000 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2019).

2. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 1 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

3. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the back edge of the footway/verge. The gates shall not open towards the highway.

REASON: 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.

### **Informative**

- 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](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 533433

Yours faithfully

**Ryan Derbyshire**

Development Support Assistant Engineer  
Highways and Transport  
Lancashire County Council