

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0637
Our ref D3.2021.0637
Date 5th August 2021

FAO Rebecca Bowers

Dear Sir/Madam

Application no: **3/2021/0637**

Address: **The Rann Saccary Lane Mellor BB1 9DL**

Proposal: **Retention of unauthorised proposed field gate access.**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the retention of an unauthorised proposed field gate access at The Rann, Saccary Lane, Mellor.

The LHA are aware of the recent planning history at the site with the Local Planning Authority permitting application reference 3/2021/0554, which was for the change of use of a domestic store to a 2-bed dwelling on 6th July 2021.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Site Access

The LHA understands that the proposal is to access a field which is owned by the occupants of The Rann. Currently the field, as stated in the Supporting Statement, is rented to an established local sheep farmer.

Previously, before the works were completed on the proposed access, the field was accessed between the The Rann and the existing outbuildings which are accessed off a private track directly from Saccary Lane.

Now the field is accessed a distance away from The Rann, further along Saccary Lane which is a C classified road subject to a 60mph speed limit.

The access, which is shown on Peter Hitchen drawing number PHA/615_100 titled "Site Plan", is 3.8m wide. However, to be in accordance with the LHAs guidance, an agricultural access should be 4m wide for a minimum distance of 6m behind the highway boundary. A further 1m should be added to the width when it is bound on both sides by some gate posts. Therefore, currently the access is substandard.

The drawing also shows that the proposal will have a gated access which will be set back a distance of 3.6m from the public highway. This again does not comply with the LHAs guidance which requires the gate to be setback a minimum distance of 6m to allow agricultural vehicles to not obstruct the highway whilst the gate is being operated.

While the LHA understands that the drawing titled "Site Plan" shows that the proposed access can achieve vehicular visibility of 60m to the left and 32m to the right of the access, the LHA require these visibility splays to be drawn correctly. This is because the LHA require the visibility splays to be drawn a setback distance of 2.4m from the public highway rather than at the end of the proposed access.

The LHA also remind the Applicant that the minimum vehicular visibility splays for a 60mph road is 2.4m x 214m. The LHA are aware to the left and to the right of the access there is a slight bend in the road. Therefore, if the sites access is unable to provide the full minimum visibility the LHA require, the Applicant should show the maximum visibility the access can achieve.

Therefore, the LHA require a revised plan showing the amendments to the site access and a drawing showing the maximum vehicular visibility at the site access. Should a revised drawing be submitted, the LHA will be in a better position to fully assess the application.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council