

Development Control
Ribble Valley Borough Council

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Your ref: 21.0706
Our ref: D3.21.0706
Date: 16th August 2021

App no: 21.0706

Address: Land off Shire Lane, Hurst Green

Proposal: Proposed development of the existing agricultural unit and building into a working farm for breeding of livestock. Proposed new farmhouse with new access

I have viewed the documents on the web portal, and I would make the following comments.

History and description of proposals

A planning application has been submitted to Ribble Valley Borough Council previously under reference 3/2020/0567 for the change of use of agricultural building to form one two-bedroom holiday cottage with access from Shire Lane. Lancashire County Council raised an objection to the proposal and the application was subsequently refused on two points, the first being the intensification of use of the Shire Lane/Longridge Road (B643) junction on highway safety grounds.

The proposal is to develop the existing agricultural unit and provide new animal housing/barn and a new farmhouse with a new all-purpose access on Longridge Road B643 to serve the development. There are 4 car parking spaces proposed and the existing access on Shire Lane will be closed except for the collection of waste which will continue from Shire Lane.

The applicant has obtained pre-application advice from Lancashire County Council as the Highway Authority on this proposal.

Site access

Longridge Road is classified C643 with 40mph speed limit. There are no collisions in the vicinity of the proposed site access in the previous 5 years.

The site access would require visibility splays of X2m (set back from edge of carriageway) and Y120m in both directions along Longridge Road to the nearside

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kerb. A scale drawing should be submitted to show the available splays which should lie within land which the applicant controls or within the adopted highway.

Everything within the splay will need to be kept below 1m in height, this will include the hedge and any walls/fences. The applicant would be responsible for maintaining this and it would be a condition of any planning permission given.

The drawings show visibility splays however they are not clearly drawn from the 2m set back from the edge of carriageway, in both directions for 120m along Longridge Road to the nearside kerb. Please submit a drawing which clearly shows this.

The access road is proposed at 5m wide with 5m kerbed radii. The apron between the carriageway and cattle grid should be paved in a bound material (tarmac ideally) and drained to ensure no surface water drainage flows onto the highway. The apron should be laid relatively flat 1:40. The cattle grid is set back 10m from the edge of carriageway which is acceptable. If the arrangement is amended to gates, then the gates would need to be set back the same distance.

The access road is on a steeply sloping gradient. The cattle grid will capture the surface water and any loose material which is moved along the access road during heavy rainfall. It is recommended that the access road itself is paved in a bound material and the gradient should not exceed 1:12.

The site access alterations should be completed under a S278 agreement with Lancashire County Council.

Parking and servicing

The parking standards require 2 spaces for a 2/3 bedroom dwelling and 3 spaces for a 4+ bedroom dwelling. Secure covered cycle parking and an electric vehicle charging point would be required to support sustainable travel. Holidays lets generally require one space per bedroom and secure cycle and EV charging similar to a dwelling.

The refuse will continue to be collected on Shire Lane which is supported. The stopping of a refuse vehicle on Longridge Road to collect waste at this location would not be supported.

Conclusion

Please confirm the visibility splays at the new site access are correctly drawn and are achievable within the adopted highway or land controlled by the applicant.

Kelly Holt
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