

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2022/0935  
Our ref: D3.2022.0935  
Date: 9<sup>th</sup> December 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0935**

Address: **Read and Simonstone Village Hall 6 East View Read BB12 7PS**

Proposal: **Retention of unauthorised change of use from former private allotment to new outdoor space comprising hardstanding area, french trench, internal retaining wall with steps, vehicle access gate, tiered boundary planter wall, pedestrian access gate and post and rail fence. Outdoor space to be utilised for temporary land uses under permitted development.**

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.

### **Advice to Local Planning Authority**

The Local Highway Authority (LHA) are in receipt of a re-consultation for the retrospective change of use of a former private allotment to a new outdoor space to be used by Read and Simonstone Village Hall, 6 East View, Read.

The LHA previously responded to the application on 28th November 2022 requesting further information regarding the site access. Since then, the Agent has submitted SPA drawing number 5387-S02 titled "Proposed Site and Visibility Splay Plan." This will be reviewed below.

#### **Lancashire County Council**

Phil Durnell  
Director of Highways and Transport  
PO Box 100, County Hall, Preston, PR1 0LD



The LHA are aware that the site will be accessed off East View which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed SPA drawing number 5387-S02 titled "Proposed Site and Visibility Splay Plan" and are aware that the access will be a minimum of 6m wide, which complies with the LHAs guidance.

The LHA are also aware that the access can achieve vehicular visibility splays of 2.4m x 25m in both directions which complies with the LHAs guidance.

Furthermore, the LHA welcome the relocation of the proposed access from the crossroads junction between East View/ Tennyson Avenue/ Greenacres to a more central location which will help highway safety.

However, the LHA are aware that the gate located on the access will be setback a distance of 2.4m from the adopted highway. Usually, the LHA require a gate to be setback a minimum distance of 5m to ensure that the gate can be operated without obstructing the flow of traffic on the adopted highway.

Despite this, the LHA will accept the setback distance of the gate given that the site will be used sporadically under permitted development and due to the site being located off an unclassified road. Therefore, the LHA have no objection to the proposal.

The LHA inform the Applicant and Agent to make the access operational a dropped kerb application will be required. Please see the informative below for more information.

The LHA will also request that a "H bar" is located outside of the access to prevent vehicles from obstructing the use of the access. The LHAs Operations team can implement this but the Applicant will be liable to the cost of implementing it.

### **Conditions**

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on SPA drawing number 5387-S02 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 (2021).

2. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 25 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

3. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

4. The surface water from the approved access shall be collected within the site and drained to a suitable internal outfall.

REASON: In the interest of highway safety to prevent water from discharging onto the public highway.

### **Informatives**

This consent requires the construction, improvement or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works under the Highways Act 1980 Section 171. Before any work begins at the site, please contact [highways@lancashire.gov.uk](mailto:highways@lancashire.gov.uk) for the list of approved contractors and to start the section 171 process.

Yours faithfully

Ryan Derbyshire  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council

