

Development Control
Ribble Valley Borough Council

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Your ref: 23.0216
Our ref: D3.23.0216
Date: 12th June 2023

App no: 23.0216

Address: Kitchens Cross Lane Bashall Eaves BB7 3NA

Proposal: Erection of new stable block and change of use of land for all-weather manege for private use. Previously dismissed at appeal APP/T2350/W/21/3281836

The submitted documents and plans have been reviewed and the following comments are made.

History

The proposal for 6 stables, plus tack room, bedding store and manege was previously submitted under references 2020/082 and 2021/0697, both were refused and the later was dismissed at appeal reference APP/T2350/W/21/32818360.

This application seeks 4 stables, tack room, bedding store and manage for domestic use.

The same existing access is proposed to be used with enhancements to provide a wider opening for ease of access and increased visibility along Cross Lane.

Access

The Inspector covered highway safety in the appeal decision under paragraphs 10-13.

It is stated that, 'that the presence of hedging along this section of Cross Lane would reduce the visibility of both the site entrance to road users on Cross Lane, and of passing traffic on Cross Lane to vehicles emerging from the site itself. In order to avoid conflict between these road users, the Council has recommended widening of the site access and the removal of some hedgerow'.

The applicant proposes to widen the site access to 9m and this is supported by the Highway Authority. The gates are set back 10m from the edge of the highway as

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Director of Highways and Transport
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previously requested. There is sufficient hardstanding internally to allow vehicles to turn and leave in forward gear onto Cross Lane.

Conclusion

Lancashire County Council acting as the 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.

Should the application be approved the following conditions are requested.

1. The proposed access from the site to Kitchens Cross Lane shall be constructed to a width of 9 metres and this width shall be maintained for a minimum distance of 10 metres measured back from the nearside edge of the carriageway. Reason: To enable towed vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users'. Reason: In the interest of highway safety
2. The development hereby permitted shall be used for, or ancillary to, the stabling of horses owned by or leased by the occupier of Kitchens only, and shall not be used for livery, equestrian events or any commercial purpose whatsoever at any time. Reason: In the interest of highway safety

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