

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2023/0599
Our ref: D3.2023.0599
Date: 30th August 2023

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2023/0599**

Address: **Lower Edge Farm Tinklers Lane Slaidburn BB7 4TP**

Proposal: **Erection of an agricultural building and revised gate access.**

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

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the erection of an agricultural building and revised gate access at Lower Edge Farm, Tinklers Lane, Slaidburn.

The LHA are aware of the most recent planning history at the site, with it being listed below:

3/2023/0342- Prior notification for a proposed agricultural building (length 18.5 metres, height to eaves 4.6 metres, breadth 9.3 metres, height to ridge 6 metres). Permission required 14/06/2023.



3/2022/0227- Erection of an agricultural building. Resubmission of 3/2021/1046. Permitted 19/10/2022.

3/2021/1045- Application for Lawful Development Certificate for the continued use of the existing vehicular access from the highway onto agricultural land. Permitted 02/02/2022.

Site Access/ Internal Layout

The LHA have reviewed SJ Bialecki drawing number 5004 and are aware that the proposal will continue to utilise an existing agricultural access located off Tinklers Lane which is a C classified road subject to a 60mph speed limit.

The LHA have reviewed the access and have no comments to make given that the access is existing and is already used to access the agricultural field.

However, the LHA will request that the gate is setback 6m from the public highway to ensure that agricultural vehicles using the access do not block the public highway to operate the gate and surfacing improvements are made.

The LHA have reviewed the internal layout and have no further comments to make.

Conditions

1. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 6 metres of the highway boundary, nor shall any be erected within a distance of 6 metres of the highway boundary unless hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).

2. 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 6 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).

3. The surface water from the approved hardstanding should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

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



Informatives

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 or on 01772 533433.

Yours faithfully

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

