

Development Control
Ribble Valley Borough Council

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Your ref: 23.0877
Our ref: D3.23.0877
Date: 14th November 2023

App no: 23.0877

Address: Land adjacent to Bonny Barn Pasture Belle Vue Lane Waddington

Proposal: Proposed steel framed building for covered manure store and storage of bulk feeds and machinery at Belle Vue Lane. Construction of an agricultural track between Belle Vue Lane and Twitter Lane to terminate opposite the playing field car park

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

History

Application reference 20/0992 approved a general purpose agricultural building & sheep handling pens, creation of a fenced compound. Hedgerow planting.

Application 22/0240 approved a steel framed building to cover sheep handling pens adjacent to a general-purpose agricultural building. The Highway Authority weren't consulted on these applications.

Proposal

This application proposes an agricultural building adjacent to the previously approved buildings under application 22/0240 with access via Twitter Lane.

Access

The existing access to the agricultural buildings is from Belle Vue Lane which is adopted highway for the first 70m then it carries public footpath FP03-43017 in a westerly direction. The applicant states that the access is often obstructed by parked vehicles.

A new access is proposed on Twitter Lane to serve the agricultural buildings at Belle Vue. The existing access will be retained.

Twitter Lane is classified C571 and subject to a 30mph speed limit where the existing field access is positioned. The speed limit increases to national speed limit approximately 40m to the south westerly side of the site access.

The new access road is proposed at 3.5m wide and to be laid with a compacted limestone on a geotextile membrane.

There are access improvements proposed at the Twitter Lane field gate which include setting the gates back by 10m from the edge of Twitter Lane, paving the surface between the gates and Twitter Lane with a porous bound material and setting back the hedge to provide a visibility splay to the southwest side of the access by X2.4m by Y33m.

We would request that further measures should be provided at the site access to include visibility splays to both sides of the site access along Twitter Lane to provide splays of X2.4m by Y43m to both sides. The hedgerows can be set back along the splay line or left in situ and kept trimmed below 1m high.

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 we would request that the following conditions are applied.

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 m measured along the centre line of the proposed site access from the continuation of the nearer edge of the carriageway of Twitter Lane to points measured 43m to both sides of the site access along the carriageway of Twitter Lane, from the centre line of the access. Reason: To ensure adequate visibility at the site access.
2. The site access shall be paved in a bound and porous material with gates set back by at least 10m from the carriageway of Twitter Lane prior to first use of the site access. Reason: For highway safety.

Informative note

The grant of planning permission will require the applicant to enter into a S278 Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to



contact Lancashire County Council for further information by emailing the Highway Development Control Section at developeras@lancashire.gov.uk .

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