

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2019/0063

DECISION DATE: 19 March 2019

DATE RECEIVED: 28/01/2019

APPLICANT:

Mr S Forshaw
255 Preston Road
Alston
Preston
PR3 3BJ

AGENT:

Mr Peter Bamber
PGB Architectural Services Ltd
Lily Cottage
12 Glen Avenue
Knowle Green
Preston
PR3 2ZQ

DEVELOPMENT Regularisation of existing, unauthorised agricultural access.

PROPOSED:

AT: land off Higher Road Longridge PR3 2YX

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location and Block Plans: Dwg no 0001 amended plan received 25/02/2019

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

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3. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned at least 5m behind the edge of the carriageway. The gates shall open away from the highway.

Reason: To permit vehicles to pull clear of the carriage way when entering and existing the site and to ensure the swing of the gates do not affect the availability for a vehicle to wait off road.

4. Before the access is used for vehicular purposes, that part of the access extending 5 m into the site from the highway boundary shall be appropriately paved in tarmacadam, concrete, block paviours, or other approved materials.

Reason to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

5. Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 1995 there shall not 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 spay to be the subject of the 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 access from the continuation of the nearer edge of the carriageway of 2 points measured 100m in each direction along the nearest edge of the carriageway of Higher Road, from the centre line of the access.

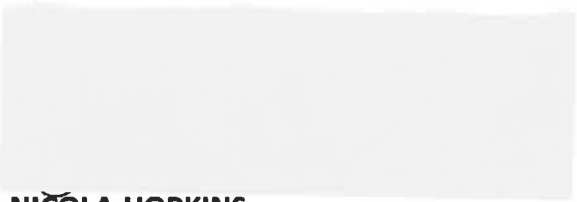
Reason: To ensure adequate visibility at the street junction or site access

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

P.T.O.

4. The applicant should be aware that any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Councils 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.
5. The applicant is advised that the new access, will need to be constructed under section 278 agreement of the 1980 Highways Act. 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 the design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Community Services Department before works begin on site, Further information and advice can be found at www.lancashire.gov.uk and search for "278 agreement"


 **NICOLA HOPKINS**
DIRECTOR ECONOMIC DEVELOPMENT & PLANNING

