

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0265
Our ref D3.2022.0265
Date 26th April 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0265**

Address: **Thornley Hall Farm Up Bedlam Road Thornley PR3 2TN**

Proposal: **Proposed erection of a farm workers dwelling and the creation of a new access off the public highway.**

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.

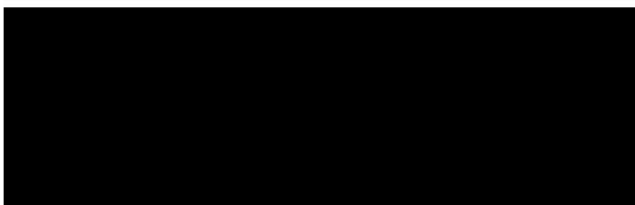
Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an outline application, access only, for the proposed erection of a farmers dwelling and the creation of a new access off the public highway at Thornley Hall Farm, Up Bedlam Road, Thornley.

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

3/2020/0108- Proposed extension to previously approved general purpose store to adjoin existing agricultural building. Permitted 06/04/2020.



3/2019/1073- Proposal to construct agricultural general purpose storage building to adjoin existing farm building. Permitted 13/01/2020.

3/2019/0118- Extensions to agricultural building to house livestock. Permitted 19/03/2019.

3/2019/0096- New agricultural building for livestock and storage. Permitted 19/03/2019.

3/2019/0095- Proposal to construct further extension to approved agricultural building to provide storage and livestock housing. Permitted 19/03/2019.

3/2018/0879- Proposal to construct extension (lean-to) to approved agricultural building. Permitted 07/11/2018.

3/2018/0620- New storage facility for surface water, wash water and diluted liquid manure from agricultural buildings. Permitted 31/08/2018.

3/2018/0338- Proposed extensions to approved agricultural livestock buildings. Permitted 08/06/2018.

3/2018/0146- Proposed agricultural livestock building. Permitted 11/04/2018.

3/2018/0146- Proposed agricultural livestock building. Permitted 11/04/2018.

3/2017/1218- Proposed extension to agricultural building approved under ref 3/2017/0874. Permitted 29/01/2018.

3/2017/0874- Proposed agricultural building. Permitted 09/11/2017.

The LHA are aware, as stated in the Planning Statement, the majority of these applications were submitted when the farm was split in two by the Applicant and his brother. As a result, the majority of the applications involve the Applicants brother's land.

Site Access

The LHA are aware that the proposed dwelling will be accessed off Up Bedlam Road which is an C classified road subject to a 60mph speed limit.

The LHA have reviewed GHA drawing number Air/1024/3060/02 titled "Proposed Site Plan" and are aware that the new access will be approximately 5m wide which complies with the LHAs guidance.

The LHA have also reviewed the Access Note provided by DTPC and are aware that a traffic survey was undertaken between 17th December 2021- 23rd December 2021, to determine the 85th percentile speeds along Up Bedlam Road, adjacent to the proposed site access.

The traffic survey found that the access is required to provide visibility splays of 2.4m x 85m to the east and 2.4m x 81m to the west to comply with the guidance found in the DMRB.

The minimum visibility splays have been provided on DTPC drawing number J1377 access sight lines fig 1 Sheet 1 of 2 and DTPC drawing number J1377 access sight lines fig 1 Sheet 2 of 2. Therefore, the LHA have no objection to the proposal.

However, the LHA remind the Applicant that a Section 278 agreement is required before any works can commence at the site and that should the access conflict with the existing telegraph pole to the left of the access, the Applicant will be liable to the full cost of relocating it elsewhere.

The LHA advise the Applicant that should this occur, the Applicant should contact the telecommunications company at the first instance.

Highway Safety

There have been no Personal Injury Collisions recorded within the vicinity of the site and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The internal layout at the site will be resolved during the reserved matters application.

The LHA, however, do advise the Applicant that a 4 bed dwelling is required to provide 3 car parking spaces to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on GHA drawing number Air/1024/3060/02 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. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splays shown on DTPC drawing number J1377 access sight lines fig 1 Sheet 1 of 2 and DTPC drawing number J1377 access sight lines fig 1 Sheet 2 of 2. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

3. The surface water from the approved driveway 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.

4. 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)

Informatives

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Yours faithfully

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