

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0512
Our ref D3.2022.0512
Date 20th June 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0512**

Address: **Land off Main Street Grindleton Clitheroe BB7 4RQ**

Proposal: **Proposed construction of a dwelling with garage and garden curtilage**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

The Local Highway Authority advice is that the residual cumulative impacts of the development are severe in accordance with the National Planning Policy Framework (2021) and the Local Planning Authority is advised to consider refusal on transport/highway grounds for the reasons outlined in this report.

Advice to Local Planning Authority

The Local Highway Authority advises the following reasons for refusal:

1. The proposal, if permitted, would lead to the intensification of use of an access which lacks the adequate width and adequate visibility deemed safe and suitable for such a proposal. The proposal therefore is not in the interests of highway safety and contrary to paragraphs 110 and 111 of the National Planning Policy Framework (2021).



Introduction

The Local Highway Authority (LHA) are in receipt of an application for a proposed dwelling at the land off Main Street, Grindleton, Clitheroe.

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

3/2020/0018- Demolition of existing timber building and erection of concrete block agricultural building. Refused 05/03/2020.

Site Access

The LHA are aware that the dwelling will be accessed from a private, unadopted access track located off Main Street which is an unclassified road subject to a 30mph speed limit.

The LHA are aware that the Applicant has not submitted a detailed access plan, showing the access tracks width and visibility splays.

However, the LHA by undertaking a site visit, are aware that the access will not be able to achieve the required access width when serving a single dwelling which is 2.75m for the duration of the tracks length. The LHA have come to this conclusion because, firstly the Applicant does not own the track and so are unable to make access improvements and even then the track is bound on both sides by an existing wall. Therefore, the site is unable to provide a safe and suitable access.

The width of the access track is also a concern given that the track serves Public Footpath 3-21-FP53. Therefore, the LHA are concerned that should the access be intensified following the proposal, that the access track will not enable both vehicular and pedestrian movements simultaneously. This could cause potential conflicts to occur which would be to the detriment of highway safety.

Furthermore, the LHA would normally request that visibility splays of 2m by 43m are provided in both directions at the access and that anything within the splays are no higher than 0.9m to prevent obstructions. However, the LHA are aware that both walls which bound the access are higher than 0.9m and again, are not within the Applicants land of control. Therefore, the access is unable to achieve the minimum visibility the LHA require and so advise refusal due to highway safety concerns associated with the access track.

Internal Layout

The Agent/ Applicant has failed to provide a plan showing the parking arrangements at the site. The LHA inform the Agent/ Applicant that a 3-bed dwelling is required to provide 2 car parking spaces to comply with the LHAs parking guidance.

Informatives

This report sets out why the Highway Authority advises the Local Planning Authority should be refused planning permission. However, should the Local Planning Authority be minded to grant planning permission, please notify the Highway Authority so that advice can be provided on appropriate conditions and contributions to minimise the impact of the development.

Yours faithfully



Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council