

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0777
Our ref: D3.2022.0777
Date: 26th October 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0777**

Address: **Teewood Farm Barns Slaidburn Road Waddington BB7 3JJ**

Proposal: **Demolition of modern agricultural buildings and conversion and extension of two barns to form one new two-storey dwelling with separate two-storey annexe building in curtilage including construction of new access, drainage and landscaping. Single storey link extension to connect two barns.**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed demolition of modern agricultural buildings and the conversion of a barn to a single dwelling connected to a two-storey annexe building at Teewood Farm Barns, Slaidburn Road, Waddington.

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

Lancashire County Council

Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD



3/2019/1034- Demolition of modern agricultural buildings and conversion and extension of two barns to form one new two-storey dwelling with separate two-storey annexe building in curtilage including construction of new access, drainage and landscaping. Permitted 17/04/2020.

Site Access

The LHA are aware that the proposal will provide a new access located off Slaidburn Road which is a B classified road subject to a 60mph speed limit.

Currently, the site is accessed off a private, unadopted road named "Freeholds Lane," which is located off Slaidburn Road and serves numerous farms. However, following the proposal the site will not access Freeholds Lane and will have its own independent access.

The LHA have reviewed Define drawing number 046_PLN_200 Rev A titled "Proposed Site Plan" and require further information before the LHA can assess the access. This is because the LHA require information regarding whether the access will just serve the proposed single dwelling or whether it will be shared access with an agricultural use. As a result of this, the LHA will be in a better position to review the access width once this information is forthcoming.

Furthermore, the LHA require a visibility splay drawing to be submitted showing that the access can provide visibility splays of 2.4m x 214m in both directions, given the 60mph speed limit of Slaidburn Road.

Should the access not be able to achieve this, rather than the LHA requesting that a speed survey is undertaken, the Agent should supply the LHA with a visibility splay drawing showing the maximum visibility splays in both directions. This is because the LHA are likely to accept any shortfall given that the existing access to the site, which is from Freeholds Lane, has minimal visibility due to the location of the existing outbuilding to the left and the vegetation and curvature along the adopted highway to the right of the access.

Internal Layout

The LHA have reviewed Define drawing number 046_PLN_200 Rev A titled "Proposed Site Plan" and are aware that 2 car parking spaces will be provided for the 4-bed dwelling. However, this does not comply with the parking standards as defined in the Joint Lancashire Structure Plan, with the LHA requiring 3 car parking spaces to be provided on site. Therefore, a revised parking plan is required.

Conclusion

The LHA require further information before the LHA can fully assess the application.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport



Lancashire County Council

