

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1155
Our ref D3.2021.1155
Date 14th December 2021

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/1155**

Address: **Pendle View Lovely Hall Lane Copster Green BB1 9EQ**

Proposal: **Conversion of 2 no. holiday lets into 1 no. dwellinghouse**

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 application for the conversion of 2 holiday lets into 1 dwellinghouse at Pendle View, Lovely Hall Lane, Copster Green.

The LHA are aware of the relevant planning history at the site, with it being listed below-

3/2021/0614- Variation of condition 7 of planning permission 3/2017/0008 - to modify the use of the holiday lets. Refused 07/07/2021.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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3/2017/0008- Proposed redevelopment of the existing childrens nursery to two holiday lets. Permitted 27/02/2017.

3/2016/0620- Proposed redevelopment of the existing child day care centre and first floor accommodation into two apartments. Refused 22/08/2016.

It is worth noting, as stated in the Planning Statement, before the site became a child day care centre, the site was originally a dwelling.

Site Access

The LHA understands that the site has access to two vehicular accesses. One of the accesses is located directly off Lovely Hall Lane, which is a C classified road subject to a 30mph speed limit, while the other is located to the rear of the site via a private, access track. The private, unadopted access track also serves neighbouring dwellings and it is served directly off Lovely Hall Lane.

The LHA have reviewed drawing number PHD/667 titled "Proposed Site Plan" and understands that both accesses will remain as existing. With this in mind and the dwelling likely to generate less trips than the holiday homes, the LHA have no objection to the use of the accesses.

The LHA will however condition that the gated access located directly off Lovely Hall Lane, to the front of the site, will have to be setback a minimum distance of 5m from the public highway. This is to ensure that the gate can be operated without obstructing the public highway.

While the LHA would also advise the gated access to the rear of the site which is accessed via the private, unadopted track to be setback 5m from the track, the LHA are unable to enforce this with the track being private, a significant distance away from the public highway and so the LHA have no further comments to make.

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 LHA have reviewed drawing number PHD/667 titled "Proposed Site Plan" and are satisfied that the parking arrangements at the proposed dwelling complies with the parking standards as found in the Joint Lancashire Structure Plan. Therefore, the LHA have no further comments to make.

Conditions

1.No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number PHD/667 titled "Proposed Site Plan" 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. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary, nor shall any be erected within a distance of 5 metres of the highway boundary unless hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).

3. 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 splay. 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.

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number PHD/667 titled "Proposed Site Plan". Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Yours faithfully

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