

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2019/0514
Our ref
Date 17th July 2019

Dear Stephen

Application no: **3/2019/0514**

Address: **Little Woodfield Farm Longsight Road Clayton le Dale BB2 7JA**

Proposal: **Conversion of barn to dwelling and rebuilding attached garage**

I have viewed the submitted plans and documentation and I have the following comments to make:

Summary

No objection in principle subject to matters being addressed.

Lancashire County Council acting as the Local Highway Authority has no objection to the principle of the development proposal, however a number of issues have been identified that require addressing.

Access

There are two vehicle access points being utilised as part of the planning application.

There is an access point to the North east of the application site which provides access to the existing dwelling, parking area with turning space and field beyond.

The proposed dwelling is to be accessed via the access point to the South west of the application site which also provides access to an existing parking and turning area and the recently constructed garage at the rear of the property. This access also leads to the recently constructed stables, ménage and field beyond.

However, when considering the different types of vehicular traffic which is proposed to utilise the access point at the South west of the application site. For example any horse boxes or other HGV type vehicles the Local Highway Authority will require a swept path analysis being undertaken at this access point.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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After attending a site visit on 3rd July 2019 it must be noted that the access point to the North east of the application site has not been bound with an approved surface material.

Parking

The submitted application form states there will be no changes to the existing parking provision, where it is proposed that 6 parking spaces will be required in support of the proposal. However, when considering the design and access statement states that the proposed access point provides access to an existing parking and turning area, along with an existing garage that retains six parking spaces alone and a proposed garage which will provide a further one parking space and an existing two parking spaces being retained by the existing dwelling. This all leads to an over intensification of use and clarity is sought behind the reasoning for this.

There is also a requirement for the parking of horseboxes and any potential heavy goods vehicles and agricultural machinery associated with the agricultural upkeep and maintenance of the land. Although there is sufficient space within the curtilage of the ownership boundary to support this.

Conclusion

I ask the plans be revised.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01282 470840.

Yours faithfully

Robert Gregg
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