

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2019/1034
Our ref Robert Gregg
Date 6th December 2019

Dear Adam

Application no: **3/2019/1034**

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. Closure of the existing vehicular access, construction of new access, drainage and landscaping.**

I have viewed the plans and submitted documents and I 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.

Access

Access to the dwelling is via Slaidburn Road, a classified road namely B6478 which is subject to the national speed limit.

A new access point is proposed into the application site with the existing access point being stopped up and a continuation of the existing boundary wall being constructed to formalise the closure of the existing access point. The newly proposed access point meets the requirements as requested during the highways pre-planning application meeting and as previously stated the access works would need to be carried out under

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

a legal agreement with Lancashire County Council as the local highway authority under Section 278 of the Highways act 1980.

If planning approval is granted the developer is advised to contact Lancashire County Council as soon as possible to start the Section 278 process.

Furthermore, there was automatic traffic count data recorded at the application site which suggests the newly proposed access point would provide significant improvements to that of the existing visibility splays and overall, the newly proposed access point would provide betterment to that of the existing access arrangements.

The applicant proposes to replace the existing boundary wall with a 600mm stone wall to aid visibility and as such the local highway authority would request that the boundary wall and any shrubbery, vegetation or fence that may be positioned to the rear of the boundary wall is maintained at a height no greater than 1.05m in perpetuity of the development.

Parking

There is sufficient parking area proposed to support the associated parking provision and vehicles can also enter and leave the application site in forward gear whilst allowing the passing of two vehicles at the proposed access point.

Consideration has also been given to the provision of cycle storage.

Conclusion

In accordance with the submitted plans and documentation;

The Local Highway Authority would raise no objection to the proposal on highway grounds subject to the following conditions being applied to any approval being granted.

Condition

1. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - The parking of vehicles of site operatives and visitors
 - The loading and unloading of plant and materials
 - The storage of plant and materials used in constructing the development
 - The erection and maintenance of security hoarding
 - Wheel washing facilities
 - Measures to control the emission of dust and dirt during construction
 - A scheme for recycling/disposing of waste resulting from demolition and construction works
 - Details of working hours

- Routing of delivery vehicles to/from site and manoeuvring within the site to ensure vehicles are able to enter/leave in forward gear.
2. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary. Such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.
 3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the splays hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1.05m above road level.

Note

1. The grant of planning permission will require the applicant to enter into an appropriate legal agreement with Lancashire County Council as Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to, the construction of the access to an appropriate standard. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section (Area East) 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 relevant planning application reference number.

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
Development Support Technician
Highways and Transport
Lancashire County Council
T: 01282 470840
M: 07976316464
www.lancashire.gov.uk

