

Ribble Valley Borough Council
Housing & Development Control

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

Your ref 3/2020/0546
Our ref Robert Gregg
Date 22nd September 2020

Dear Stephen

Application no: **3/2020/0546**

Address: **Barn at Horton Grange Farm Horton Skipton BD23 3JT**

Proposal: **Change of use of existing agricultural building into one dwelling and associated operational development under class Q (a) and (b).**

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.

The proposal

The proposed change of use under class Q (a) and (b) will involve the conversion of barns to a single residential dwelling, which in turn will fall under class C3. The northern entrance to the existing farmyard will only be used as access to the proposed dwelling and therefore the Local Highway Authority would require the first 5m of this access point, leading to the public highway, to be bound with an approved surface material as well as the visibility splays being maintained at a height no greater than 1.05m above road level in perpetuity of the development

Phil Durnell

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

Conclusion

In accordance with the submitted plans and documentation;

Subject to the above mentioned and following conditions, I would raise no objection to the proposal on highway grounds.

Conditions

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedges, trees, shrubs or other devices over 1.05m above road level.

Reason: To ensure adequate visibility at the street junction or site access.

2. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

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