

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0378
Our ref D3.2021.0378
Date 7th May 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0378**

Address: **Jersey Farm Knowsley Road Wilpshire Lancashire BB1 9PX**

Proposal: **Demolition of the existing stable structure and erection of a detached holiday cottage.**

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 demolition of an existing stable structure and the erection of a detached holiday cottage at Jersey Farm, Knowsley Road, Wilpshire.

Site Access

The LHA understands the existing site access which serves the farm and the existing stables, is accessed off Knowsley Road which is a C classified road subject to a 20mph speed limit.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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With the site being existing and there being no pre-existing safety concerns, the LHA have no further comments to make regarding the access.

Internal Layout

The LHA have reviewed SPA drawing number 6060-02 Rev F titled "Proposed Plans and Elevations" and understands the site will provide one car parking space for the one bed holiday cottage. This complies with the guidance set in the Joint Lancashire Structure Plan.

The Applicant has also provided a turning area to allow vehicles to emerge onto the highway in a forward gear. Therefore, the LHA have no objections to the proposal.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with SPA drawing number 6060-02 Rev F. 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 (2019).

Yours faithfully

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