

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0410
Our ref D3.2021.0410
Date 28th June 2021

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/0410**

Address: **Parker Place Farm Pendleton Road Wiswell BB7 9BZ**

Proposal: **Proposed conversion of part of barn to one bedroomed dwelling and creation of a garden and parking area (part retrospective)**

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

Background

The Local Highway Authority (LHA) have been consulted on an application for the proposed conversion of part of a barn to a one bedroomed dwelling at Parker Place Farm, Pendleton Road, Wiswell.

Site Access

The LHA understands the site will utilise a private, unadopted, single tracked road directly off Pendleton Road which is an unclassified road subject to a 60mph speed limit.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The access track is also used to serve Public Footpath 3-47-FP13 which runs through the farm.

The LHA have reviewed the supporting documents and understands that the site access will remain unaltered following the proposal. The LHA are satisfied that the access complies with the LHAs guidance and so have no further comments to make.

Highway Safety

There have been no Personal Injury Collisions recorded within 500m of the site in the last five years and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA understands that the site will provide 2 car parking spaces for the one bed dwelling. This complies with the Joint Lancashire Structure Plan and so therefore the LHA have no objection to the proposal.

Public Footpath 3-47-FP 13

The LHA are aware that Public Footpath 3-47-FP13 runs adjacent to the site. Therefore, the Applicant will need to consider the condition and informatives below.

Conditions

1. The granting of planning permission does not authorise any stopping up; closure; obstruction or diversion of a Public Right of Way, without the appropriate order

REASON: To protect existing Public Right of Way users and to maintain the operation and safety of the local Public Right of Way and to minimise the impact of the construction works on the Public Right of Way.

2. Prior to construction, measures should be taken to ensure that users of the Public Right of Way are not exposed to any elements of danger associated with construction works.

REASON: to ensure the Public Right of Way is safe and available during the period of construction in the interests of protecting and enhancing Public Rights of Way and access in accordance with Paragraph 98 of the National Planning Policy Framework 2019.

3. 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 6278-4. 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).

Informative

- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.
- Any damage caused to the surface of the Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.

Yours faithfully

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