

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0435
Our ref D3.2021.0435
Date 21st May 2021

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2021/0435**

Address: **Bramley Croft Clitheroe Road Whalley BB7 9AQ**

Proposal: **Proposed holiday cottage within the residential curtilage of Bramley Croft.**

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 proposed erection of a holiday cottage at Bramley Croft, Clitheroe Road, Whalley.

Site Access

The LHA are aware the proposal will use an existing access which currently serves 3 dwellings, directly off Clitheroe Road which is a C classified road subject to a 40mph speed limit.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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With the access already being existing and remaining altered following the proposal, the LHA have no concerns regarding the use of the access.

Highway Safety

There have been two recorded Personal Injury Collisions (PICs) within 500m of the application site in the last five years. Notwithstanding this, the LHA do not have any concerns that the proposal would exacerbate the existing highway safety situation as there are no significant trends among the PICs.

Internal Layout

The LHA have reviewed Peter Hitchen drawing number A021 titled "Proposed Site Plan" which shows the site will provide 2 car parking spaces for the 2 bed holiday cottage. This complies with the guidance contained in the Joint Lancashire Structure Plan and therefore the LHA have no objection to the proposal.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Peter Hitchen drawing number A021. 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