

Ribble Valley Borough Council
Housing & Development Control

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

Your ref 3/2021/0621
Our ref D3.2021.0621
Date 1st July 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/0621**

Address: **Anagram Green Cottage West Lane Worston BB7 1QB**

Proposal: **Conversion of existing agricultural barn to a bunk barn with parking, access and storage (resubmission of application 3/2021/0115)**

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 conversion of an existing agricultural barn to a bunk barn with parking, access and storage at Anagram Green Cottage, West Lane, Worston.

The LHA are aware that the application is a resubmission of application reference 3/2021/0015, which was for a similar scheme at the site but was later refused by the Local Planning Authority (LPA) on 27th April 2021.

Phil Durnell

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

The LHA are also aware of another previous application at the barn. The application was for the conversion of the barn and equipment store to create a 3-bed dwelling. The application, which had the application reference 3/2020/0105, was later withdrawn by the Applicant.

Site Access

The site will utilise an existing track which serves the holiday cottages and the farm. The track is accessed off West Lane, which is an unclassified road subject to a 60mph speed limit.

The LHA previously responded to application reference 3/2021/0015 on 30th June 2020, which was for a similar scheme at the site. The LHA stated that the existing access would be able to withstand the intensification of use following the proposal, should the surfacing of the existing access be improved.

Therefore, with the same existing access being used for the same scheme following this proposal, as shown on drawing number 2002-S2P-A4 titled "Site Location Plan." The LHA are satisfied that should the surfacing be improved, the access will comply with the LHAs guidance.

Highway Safety

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

Internal Layout

The LHA have reviewed drawing number 2002-S2P-A4 titled "Site Location Plan" and understands the site will provide 5 car parking spaces for the proposal. 2 will be in the integral car port while 3 will be located in the area titled "Overnight parking" as shown on the drawing. As a result of 5 car parking spaces being available, the LHA are satisfied with the quantity of parking at the site.

While the LHA are aware that the dimensions of the car port which are 6m x 5.8m as shown on drawing number 2002/JH/02 Rev D titled "Proposed Plans and Elevations" do not fully comply with the LHAs guidance. The LHA in this case will accept the shortfall with a double car port normal requiring to be 6m x 6m. Therefore, there is a minimal shortfall, and should 2 vehicles be unable to park in the car port, occupants of the barn will park elsewhere on site, a significant distance away from the public highway.

The LHA are also aware that the "Overnight Parking" area is a distance away from the barn. The LHA would prefer parking to be located closer to the barn but understand the difficulties of this, with parking next to the barn potentially blocking movements to and from the existing farmhouse. Therefore, the LHA will accept the "Overnight Parking" area but advise the Applicant to erect signs around the access track to direct occupants of the barn to the area. Signs should also be erected to

direct the safe passage of pedestrians from the parking area to the barn. This is so potential pedestrians will not conflict with the operation of the site.

The LHA, finally advises the Applicant, to remove the "Drop off" parking area which is located outside the barn from the proposal. While the LHA understands that signs will be erected, informing customers that the area is only to be used for a maximum of 30 minutes, the LHA are concerned that customers will permanently park in this area. This will potentially obstruct vehicle movements from the existing farmhouse. Therefore, to prevent this site management issue from occurring, the LHA advise the Applicant to remove the area.

Public Footpath 3-48-FP10

The LHA are aware that Public Footpath 3-48- FP10 runs adjacent to the proposed parking area, which is shown on drawing number 2002-S2P-A4 titled "Site Location Plan." Therefore, the LHA will place suitable conditions concerning the Public Footpath and advise the Applicant to consider the 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).

4. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar

hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019)

Informatives

- 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.
- The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council