

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0670
Our ref D3.2021.0670
Date 11th August 2021

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/0670**

Address: **Loft Shay Farm Clitheroe Road Ribchester PR3 2YQ**

Proposal: **Conversion of existing agricultural storage building to form one new dwelling, Previous approval 3/2016/0955.**

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 storage building to form one dwelling at Loft Shay Farm, Clitheroe Road, Ribchester.

The LHA are aware of the relevant planning history at the site with the Local Planning Authority (LPA) refusing application reference 3/2019/0513, on 25th July 2019, which was for the erection of 3 x 5 bed dwellings at the site.

Phil Durnell

Director of highways and Transport
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The LHA are also aware of application reference 3/2016/0955 which was permitted by the LPA. The proposal was similar to this application which was to convert the existing agricultural storage building into one dwelling. However, the planning permission for this application has now lapsed, meaning that a new application has had to be submitted.

Site Access

The site will utilise an existing access track which serves the storage building and the existing farmhouse. The track which is also used for Public Footpath 3-35- FP5, is accessed off Clitheroe Road which is a B classified road subject to a 60mph speed limit.

The LHA have reviewed ML drawing number LF/GS/0731 titled "Proposed Plans" and are satisfied that the access arrangements comply with the LHAs guidance. It is also worth noting that the site access was approved under application reference 3/2016/0955 to serve the proposed dwelling at the site. Therefore, the LHA have no objection to the use of the site access.

Highway Safety

There have been one 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 ML drawing number LF/GS/0731 titled "Proposed Plans" and understands that the site will provide 2 car parking spaces for the 4-bed dwelling.

While this does not comply with the Joint Lancashire Structure Plan which requires a 4-bed dwelling to provide 3 car parking spaces, the LHA will accept the shortfall due to the site being a significant distance away from the public highway. Therefore, occupants of the site will not park on the public highway and instead will park at the site, where there is adequate space to provide the maximum parking standards as defined in the LHAs guidance. As a result the LHA have no further comments to make.

Public Footpath 3-35-FP 5

The LHA are aware that Public Footpath 3-35- FP5 is accessed via the sites access track. 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 100 of the National Planning Policy Framework 2021.

3. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on ML drawing number LF/GS/0731 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with ML drawing number LF/GS/0731. 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 (2021).

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.

Yours faithfully

Ryan Derbyshire

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council