

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2021/0771
Our ref D3.2021.0771
Date 14th April 2022

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/0771**

Address: **Tan Yard Farm Ribchester Road Hothersall PR3 3YA**

Proposal: Prior notification of the proposed change of use of two traditional stone barns to form three new dwelling houses with associated building works including the insertion of new door and window openings to achieve natural light in all habitable rooms.

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 a re-consultation for the prior notification of the proposed change of use of two agricultural stone barns to form three new dwellings at Tan Yard Farm, Ribchester Road, Hothersall.

The LHA previously responded to the application on 19th January 2022, requesting further information in the guise of a scaled access drawing showing the access width and sites visibility splay and a revised parking plan.

Since then, the Agent has submitted Lee Fenton drawing number LF/JH/3603a titled "Proposed Site Plan" and a drawing titled "Amend Visibility Splay dated 23rd March 2022," as shown on the Local Planning Authorities website. These drawings will be reviewed below.

Site Access

The LHA are aware that the site will continue to utilise an existing access track directly off Ribchester Road which is a B classified road subject to a 40mph speed limit.

The access track currently serves the 2 barns as well as serves Public Footpaths 3-35-FP27 and 3-23-FP3 which enters the site and leaves at an adjacent field.

The LHA have reviewed drawing titled "Amend Visibility Splay dated 23rd March 2022," as shown on the Local Planning Authorities website and are satisfied that the access width complies with the LHAs guidance.

The drawing also shows that the site can provide the required minimum vehicular visibility for a 40mph road. Therefore, the LHA have no further comments to make regarding the access.

Furthermore, the LHA welcome the introduction of a passing place along the access track.

Internal Layout

The LHA have reviewed Lee Fenton drawing number LF/JH/3603a titled "Proposed Site Plan" and understands that 2 car parking spaces per dwelling will be provided at the site. This complies with the parking guidance as defined in the Joint Lancashire Structure Plan and the concerns regarding the usability of the spaces, as stated in the previous comments, have now been resolved.

Public Footpaths 3-35-FP27 and 3-23-FP3

The LHA are aware that Public Footpath 3-35-FP27 enters the site at the sites access where it connects to Public Footpath 3-23-FP3.

Public Footpath 3-23-FP3 enters the site and leaves at an adjacent field, next to Unit 1.

Before entering the field, the PROW does cross the Applicants red line boundary which is in their control and so conflicts with the parking arrangements for the unit. Therefore, the LHA advise the Applicant to contact the LHAs Public Right of Way team to discuss whether an alteration of the Public Footpaths definitive line is required before occupation of the site.

Conditions

1.No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing titled "Amend Visibility Splay dated 23rd March 2022," as shown on the Local Planning Authorities website 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).

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Lee Fenton drawing number LF/JH/3603a. 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).

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.

Yours faithfully



Highway Development Control

