

Ribble Valley Borough Council
Housing & Development Control

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

Your ref 3/2021/0788
Our ref D3.2021.0788
Date 15th September 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0788**

Address: **Pendle View Primrose Lane Mellor BB2 7EQ**

Proposal: **Proposed partial demolition of an existing stable complex and the erection of a new building. Conversion of the retained building to provide a wellbeing centre.**

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 partial demolition of an existing stable complex and the erection of a new building and the conversion of a retained building to provide a wellbeing centre at Pendle View, Primrose Lane, Mellor.

The LHA are aware of the relevant planning history with it being listed below:

Phil Durnell

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

3/2019/0894- Change of use of agricultural land for the siting of 12 holiday lodges, associated site office/reception and car parking area. Permitted- 14/01/2020.

3/2020/1061- Proposed erection of a seven bedroom holiday cottage. Refused- 22/02/2021.

Site Access

The site will utilise an existing access, directly off Primrose Lane, which is an unclassified road subject to a 60mph speed limit. The access was previously improved following application reference 3/2019/0894, which was for the erection of 12 holiday lodges at the site.

As a result of the access already being improved following the previous application and the access measuring approximately 8.4m wide as shown on GHA drawing number Monk/924/3016/01 titled "Proposed and existing site plan, existing buildings and proposed new building floor plans and elevations", the LHA have no further comments to make.

It is also worth noting that the proposal will only be used by the occupants of the 12 holiday lodges, as stated in paragraph 3.3 of the Planning Statement. Therefore, there will only a minor intensification of use of the access and so the LHA have no objection to the proposal.

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 GHA drawing number Monk/924/3016/01 titled "Proposed and existing site plan, existing buildings and proposed new building floor plans and elevations" and the supporting documents and understands that an additional 3 car parking spaces will be provided at the site for staff members only. As a result of this and the proposal only being used by the occupants of the holiday lodges which have their own approved parking area, as shown on application reference 3/2019/0894, the LHA have no objection to the proposal.

Conditions

1. The ancillary guest facilities (wellbeing centre, bar and cafe) forming part of the development hereby approved shall only be available for use by persons staying overnight in the holiday lodges and shall not be open to any other members of the public.

REASON: In the interests of highway safety and ensuring that the development has sufficient car parking capacity.

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with GHA drawing number Monk/924/3016/01. 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).

3. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Note: Construction Management Plan.

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.

- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk
- All references to public highway include footway, carriageway and verge.

Yours faithfully

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