

Ribble Valley Borough Council
Housing & Development Control

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

Your ref 3/2021/0803
Our ref D3.2021.0803
Date 6th September 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/0803**

Address: **Fell View Barn Barret Hill Brow Bolton by Bowland BB7 4PQ**

Proposal: **Proposed change of use of agricultural building to education barn.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use of an agricultural building to an education barn at Fell View Barn, Barret Hill Brow, Bolton By Bowland.

The LHA are aware of the recent planning history at the site-

3/2021/0804- Proposed riding arena and horse exerciser. Ongoing.

3/2020/0788- First floor extension to form a bedroom with balcony over existing lounge. Refused- 04/12/2020.

3/2018/0931- Change of use of land to residential curtilage and conversion of stable building to ancillary living accommodation. Permitted- 28/02/2019.

Phil Durnell

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

3/2017/1059- Equine stables to accommodate two horses, incorporating tack room, hay and equipment storage, disabled hoist and horse shower. Amendments to design approved under planning permission 3/2016/0648. Permitted- 08/12/2017.

3/2016/0648- Equine stables to accommodate two horses, incorporating tack room, disabled hoist and horse shower. Permitted- 24/08/2016.

It is also worth noting that the agricultural building which is proposed to be converted into the educational barn, was approved to be erected under application reference 3/2010/0924. In the decision notice, Condition 4 stated:

"The proposed agricultural building shall be used for agricultural purposes only and no trade or business whatsoever shall be carried out from within the building."

REASON: In order to ensure that the building is justified for agricultural purposes in accordance with Policy G5 of the Ribble Valley Districtwide Local Plan."

Site Access

The site will utilise an existing agricultural track which serves the existing farmhouse, agricultural buildings and should application reference 3/2021/0804 be approved by the Local Planning Authority (LPA) with the application currently ongoing, the proposed riding arena and horse exerciser.

The access is served directly off Barrett Hill Brow which is an unclassified road subject to a 60mph speed limit. The access track also serves Public Footpath 3-7-FP21 for a short distance into the site.

The LHA have reviewed the drawing titled "Location Plan" and understands that the access is approximately 5.18m wide but reduces to approximately 2.8m wide, 5m from the public highway.

For the LHA to support the intensification of use of the access following the proposal, the access is required to be a minimum of 6m wide for a distance of 10m behind the highway boundary. Any gates erected at the site access should also be setback a distance of 10m from the highway. These should all be shown on a scaled access drawing which should be submitted to support the application.

Should the access be altered, the LHA will require the scaled access drawing to show the sites maximum vehicular visibility splays. The LHA for a 60mph road require minimum visibility splays of 2.4m x 214m in both directions. However, the LHA are aware of the topography of the road meaning that the access is unable to achieve the full visibility splays and so the LHA require the Applicant to provide the maximum visibility splays the access can achieve. This will allow the LHA to review, along with the other further information, whether the LHA will accept the shortfall in visibility.

Furthermore, the LHA are also concerned about the width of the agricultural track throughout the site. This is because the track is approximately 2.8m wide until it

enters the site. Therefore, the LHA are concerned that vehicles such as coaches, who are likely to transport school children to the site, will be unable to use the access track. As a result, the LHA require a swept path analysis drawing of the largest vehicle that will enter the site such as a coach, using the access track.

Should the swept path analysis show that the track is not suitable, the track should be widened to allow the largest vehicle to use the track. The LHA would also require, even if the track is suitable, a number of passing bays to be erected along the track. This is because the track is approximately 180m long and following the proposal, more two-way movements could occur along the track at the same time.

Currently, due to the width of the track being approximately 2.8m wide for the duration of its length, it is unlikely that two-way movements can occur at the same time. Therefore, following the intensification of use following the proposal, the LHA require either passing bays to be erected or the track to be widened to make it safe and suitable for its use.

Operation Statement

The LHA also require the Applicant to state the maximum number of people who will visit the site at the same time. The LHA understands by reviewing the Planning Statement, that it will be small groups only but the LHA require the maximum number of people that will be in the group.

Internal Layout

The LHA have reviewed the Application Form and the drawing titled "Proposed Site Plan" and understands that the site will provide 12 car parking spaces. While the LHA would normally require an education barn with the internal floor area measuring 450 square meters to provide 13 car parking spaces, due to the education barn being classed as a "training facility" in the Joint Lancashire Structure Plan, the LHA will accept the shortfall.

However, these car parking spaces should be drawn and shown fully on a parking plan of the site.

Conclusion

Following the submission of further information, the LHA will be in a better position to fully review the application.

Yours faithfully

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