

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0812
Our ref D3.2021.0812
Date 2nd September 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0812**

Address: **The Outbarn Loud Mytham Farm Mytham Road Chipping PR3 2TS**

Proposal: **Removal of Condition 8 of planning application 3/2006/0821. To allow the use of the property as a permanent dwelling house.**

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

Summary

No objection

No objection to Variation of Condition 8.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the removal of Condition 8 of planning application 3/2006/0821. The application is to remove the condition to allow for the use of the holiday home as a permanent dwelling house at The Outbarn Loud, Mytham Farm, Chipping.

Condition 8

"The unit of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Reason: In order to comply with Policies G1, G5, ENV1, EMP12, RT1 and RT3 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation."

Highway comments:

The LHA have reviewed the supporting documents and understands that no amendments will be made to the existing 4 bed holiday home following the proposal, including no change to the access which is an existing track off Mytham Road which is an unclassified road subject to a 60mph speed limit.

While the Applicant has failed to provide a parking plan showing the site can provide 3 car parking spaces. The LHA are aware that the site has adequate space to provide the required parking at the site. As a result of all these reasons, including there being no personal injury collisions recorded within 500m of the site within the last 5 years, the LHA have no objection against the holiday home to be used as a dwelling.

Yours faithfully

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