

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0866
Our ref D3.2021.0866
Date 27th September 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0866**

Address: **Ingledale Longsight Road Clayton le Dale BB1 9EX**

Proposal: **Replacement five bedroom dwelling and site redevelopment including the erection of stables. Resubmission of applications 3/2019/0783 and 3/2020/0848.**

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 demolition and erection of a dwelling along with external alterations including the creation of a new access and erection of stables at Ingledale, Longsight Road, Clayton le Dale.

The LHA are aware that the application is a resubmission of application references 3/2019/0783 and 3/2020/0848 which were both for a similar scheme at the site. Both applications were also approved by the Local Planning Authority (LPA).

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Site Access

The LHA understands the site will be accessed directly off Longsight Road which is a A classified road subject to a 40mph speed limit.

The LHA are aware that the site currently has two accesses. However, following the proposal, as expressed on Peter Hitchen drawing number A1.2 titled "Proposed Site Plan," one of the accesses will be improved while the other will be made redundant and stopped up.

The LHA remind the Applicant that the redundant access will need to be reinstated to full height kerbs and any works undertaken onto the highway will be subject to a Section 278 agreement.

The LHA have also reviewed the improved access on the drawing and are satisfied that the access complies with the LHAs guidance for a shared residential and agricultural use and so the LHA have no further comments to make.

The LHA will however, request that the gate is setback a distance of 10m from the public highway to allow for a vehicle and horse trailer or horse wagon to clear the highway whilst the gates are operated.

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 Peter Hitchen drawing number A1.2 titled "Proposed Site Plan," and are satisfied that the site complies with the Joint Lancashire Structure Plan and so the LHA have no further comments to make.

Public Footpath 3-13-FP 35

The LHA are aware that Pubic Footpath 3-13-FP 35 runs to the west of the site. Therefore, the LHA makes the Applicant aware of the informotives below.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Peter Hitchen drawing number A1.2 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).

2. No building or use hereby permitted shall be occupied or use commenced until the footway (and/or verge) has been reinstated to full kerb height, where any vehicle crossover(s) are redundant, in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

REASON: To maintain the proper construction of the highway and in the interest of pedestrian safety.

3. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 10 metres of the highway boundary, nor shall any be erected within a distance of 10 metres of the highway boundary unless hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).

4. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 10 Metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

5. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Peter Hitchen drawing number A1.2. 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 applicant is advised that the new site access, will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Community Services before

works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for "278 agreement".

- The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works.
- The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.
- 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

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