

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0888
Our ref D3.2021.0888
Date 13th October 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0888**

Address: **Seedalls Bungalow Eaves Hall Lane West Bradford BB7 3JG**

Proposal: **Replacement dwelling and creation of parking.**

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 replacement of a dwelling and creation of parking at Seedalls Bungalow, Eaves Hall Lane, West Bradford.

The LHA are aware that the existing bungalow was approved under application reference 3/2020/0580 on 16th September 2020. The application was for the confirmation that the building could be lawfully used as a dwelling.

The LHA are also aware of the most recent planning history at the site, with all the applications listed below currently ongoing at the time of writing:

Phil Durnell

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

3/2021/0882- Proposed extension, replacement porch, alterations to dwelling, replacement of outbuildings with annex and garage/store.

3/2021/0900- Construction of a steel portal frame agricultural building for livestock and machinery. Concrete hardstanding to the southern elevation.

Site Access

The dwelling will continue to utilise an existing farm access directly off the unadopted, private part of Eaves Hall Lane which is located next to Moor Lane. The access track which serves the site also serves a number of dwellings and farms.

With the access which currently serves the existing bungalow at the site remaining unchanged following the proposal, the LHA have no comments to make regarding the site access.

However it is worth noting that the access track is used to serve Public Footpath 3-44-FP7 and Eaves Hall Lane acts as a Bridleway with the reference 3-44-BW3. Therefore, the LHA will place suitable conditions concerning the Public Footpath and Bridleway and advise the Applicant to consider the informatives below.

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 SPA drawing number 6320-P08 titled "Proposed Site Plan-Seedalls Bungalow" and are satisfied that the proposed parking arrangements complies with the LHAs Joint Lancashire Structure Plan and so have no further comments to make.

Conditions

1. The granting of planning permission does not authorise any stopping up; closure; obstruction or diversion of a Public Right of Way, without the appropriate order.

REASON: To protect existing Public Right of Way users and to maintain the operation and safety of the local Public Right of Way and to minimise the impact of the construction works on the Public Right of Way.

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with SPA drawing number 6320-P08. 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 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.
- Any damage caused to the surface of the Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.

Yours faithfully

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