

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0905
Our ref D3.2021.0905
Date 18th October 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0905**

Address: **Land adj Skirden Hall Barn Wigglesworth Road Slaidburn BD23 4SX**

Proposal: **Construction of one two-bedroom, single-storey dwelling with one attached one bedroom holiday let.**

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 construction of a two-bed dwelling and an attached one bed holiday home at the land adjacent to Skirden Hall Barn, Wigglesworth Road, Slaidburn.

The LHA are aware that the site gained planning permission under application reference 3/2009/0440 for the erection of 3 holiday lets in the same area. However, since then the Applicants situation has changed and now so has the proposal.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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It is also worth noting that the LHA are aware of the other planning history at the site, which is attached to Skirden Hall Barn which is adjacent to the site and so the applications are listed below:

3/2021/0917- Single storey extension, external alterations and conversion of part of garage to games room and office. Resubmission of planning application 3/2021/0371. Refused 11/10/2021.

3/2021/0371- Single storey extension, external alterations and conversion of part of garage to games room and office. Refused 11/06/2021.

Site Access

The site will utilise an existing track which serves the existing agricultural building and the two dwelling at the site. The track is accessed off Wigglesworth Road, which is a B classified road subject to a 60mph speed limit.

The LHA are aware that the existing site access will remain unaltered following the proposal and so the LHA have no comments to make regarding the site access.

The LHA will, however, request that the surface of the site access is improved to prevent loose material travelling onto the public highway.

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 SJ Bialecki drawing number 7007 titled "Proposed Site Plan" and understands that the site will provide 4 car parking spaces for the site. This complies with the parking standards as defined in the Joint Lancashire Structure Plan and so the LHA have no further comments to make.

Public Footpath 3-19-FP12 and 3-19-FP13

The LHA are aware that the site access also serves Public Footpath 3-19- FP12, while Public Footpath 3-19- FP13 runs through the site. As a result, the LHA makes the Applicant aware of the informotives below associated with the Public Footpaths.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with SJ Bialecki drawing number 7007. 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).

2. 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 5 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)

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.
- 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.

Yours faithfully

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