

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0961
Our ref D3.2021.0961
Date 22nd October 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0961**

Address: **Cowgill Farm Gisburn Road Sawley BB7 4LH**

Proposal: **Proposed demolition of an existing garage/store and the construction of one new self build, eco home with integral double garage.**

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 proposed demolition of an existing garage/ store and the construction of a dwelling with an integral garage at Cowgill Farm, Gisburn Road, Sawley.

The LHA are aware of the relevant planning history of the site with application reference 3/2017/0911, which was for the prior notification of the change of use of an agricultural building to three dwellings, being refused by the Local Planning Authority on 10/11/2017.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Site Access

The LHA understands that the site will utilise an existing agricultural access directly off Gisburn Road which is an A classified road subject to a 60mph speed limit.

The site access will remain unaltered following the proposal and so the LHA have no further comments to make.

Highway Safety

There have been one recorded Personal Injury Collisions (PICs) within 500m of the application site in the last five years. Notwithstanding this, the LHA do not have any concerns that the proposal would exacerbate the existing highway safety situation as there are no significant trends among the PICs.

Internal Layout

The LHA have reviewed ZMA drawing number 06 titled "Proposed Site Plan Floor Level" and are satisfied the parking arrangements complies with the LHAs guidance as defined in the Joint Lancashire Structure Plan and so the LHA have no comments to make.

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 ZMA drawing number 06. 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).

Yours faithfully

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