

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2021/1212
Our ref D3.2021.1212
Date 6th January 2022

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/1212**

Address: **Higher Newfield Edge Burnley Road Gisburn BB7 4JN**

Proposal: **Demolition of existing three-storey dwelling Higher Newfield Edge, detached triple garage and all existing outbuildings. Construction of a part subterranean replacement dwelling with attached garage. The existing attached Pentangle Barn will become detached from the new dwelling. Creation of new access to Pentangle Barn and the new dwelling, with redesigned landscaping, parking and gardens for both properties.**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the demolition of an existing dwelling named Higher Newfield Edge, Gisburn along with the detached triple garage and existing outbuildings. The application is also to construct a replacement dwelling with an attached garage and redesign the parking and gardens for the dwelling and Pentangle Barn which will become a semi-detached

Phil Durnell

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

dwelling following the demolition of Higher Newfield Barn. Furthermore, the proposal will create a new access track for Pentangle Barn and New Field Edge, an independent dwelling.

The LHA are aware of the recent planning history at the site with it being listed below:

3/2019/1118- Change of use of agricultural building dwelling (a & b) under class Q (a) and (b). BARN 1. Refused 15/06/2020.

3/2020/0316- Change of use of agricultural building dwelling (a & b) under class Q (a) and (b). BARN 2. Refused 15/06/2020.

Site Access

The LHA understands that the site is currently accessed off a private, access track directly off Stocks Lane which is an unclassified road subject to a 60mph speed limit.

The private, unadopted access track currently serves the agricultural barns and the 3 attached dwellings.

Two of the dwellings in question in this proposal, Higher Newfield Barn and Pentangle Barn, are owned by the Applicant while the other dwelling called New Field Edge is owned by a third party.

However, the Applicant owns, as shown on ZMA drawing number 01 titled "Location Plan," all the land within the vicinity of the site, up until the driveway to New Field Edge.

The LHA have reviewed ZMA drawing number 08A titled "Proposed Site Plan" and understands that the access to Pentangle Barn and New Field Edge, owned by the third party, will be altered. While the access to Higher Newfield Barn will remain as existing along the existing access track.

The proposal is aiming to erect a new access track directly off the existing unadopted, track once it passes the existing agricultural barns as shown on the drawing to serve the two dwellings.

While the LHA have no objection to the creation of a new access track due to the track being unadopted and private, the LHA do advise the Applicant to redesign the track where it splits in two to serve each dwelling. This is because it will create an informal "Y junction" in this location which could hamper highway safety should the adjacent field not be maintained.

The LHA advise that the access track should split in two, as close as possible to the adjacent dwellings to prevent an informal "Y junction" to be formed.

Internal Layout

The LHA have reviewed ZMA drawing number 08A titled "Proposed Site Plan" and are satisfied that the parking arrangements complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan.

However, the LHA are aware that Public Footpath 3-26-FP2 runs through the site and will conflict with the relocation of Higher Newfield Barn.

While the LHA are aware that the Applicant is proposing to relocate the Public Footpath, the LHA do require a drawing showing where the Public Footpath will be diverted to. This should be shown on a scaled drawing.

Yours faithfully

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