

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 24th February 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

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 a re-consultation 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-

Phil Durnell

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

detached 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 previously responded to the application on 24th January 2022, requesting further information regarding the planned diversion to Public Footpath 3-26-FP2.

The Agent has now provided the LHA with ZMA drawing number 08A titled "Proposed Site Plan" and ZMA drawing number 16 titled "Public Footpath Relocation."

It is also worth noting that 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 08B 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.

The LHA have reviewed the drawing and have no objection to the creation of the new access track. The revised drawing also quashes the LHAs previous concerns regarding the "informal Y junction," which was previously created on the previous plan.

Internal Layout

The LHA have reviewed ZMA drawing number 08B 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.

The LHA are aware that the Agent has provided ZMA drawing number 16 titled "Public Footpath Relocation," to show the planned diversion of the Public Footpath.

The LHAs Public Right of Way team have been consulted regarding the planned diversion and will respond in due course.

Should the PROW team be satisfied with the diversion, the LHA would have no objection to the proposal.

Condition

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 08B. 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.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council