

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0074
Our ref D3.2022.0074
Date 24th February 2022

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2022/0074**

Address: **Higher Parsonage Farm Parsonage Lane Chipping PR3 2NS**

Proposal: **New access, access road and siting of two camping pods (resubmission of application 3/2021/0880).**

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 siting of two camping pods including a new access and a new access track at the land adjacent to Higher Parsonage Farm, Parsonage Lane, Chipping.

The LHA are aware that the application is a resubmission of application reference 3/2021/0880 which was refused by the Local Planning Authority on 5th November 2021.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Site Access

The LHA are aware that the new access will be accessed off Parsonage Lane which is an unclassified road subject to a 60mph speed limit.

The LHA have reviewed GHA drawing number See/1005/2990/01 titled "Proposed Site Plan with Highways and Hedge Detail" and understands that the access width will be 4.1m wide.

For the siting of two holiday lodges, the LHA normally require the access width to be a minimum of 4.25m to comply with the LHAs guidance. However, in this case the LHA will accept the shortfall.

This is because, as stated in the Transport Statement, the Applicant did not want to conflict with the existing roots of the two trees either side of the proposed access. Conflicting with the roots could destabilise the tree which could be detrimental to highway safety. Therefore, this along with the proposal being classed as small scale, the LHA will accept the shortfall.

The LHA are also aware that the access will be gated. The setback distance of the gate from the public highway will be 8m which complies with the LHAs guidance.

In the Transport Statement provided by DTPC, the transport consultant has conducted a speed survey in the vicinity of the site access. This was undertaken between 6th May to 12th May 2021.

The speed survey data, which is found on the Local Planning Authorities website titled "Traffic Count," recorded 85th percentile speeds of 31.8mph east and 32.3mph to the west of the proposed access. This would mean that the LHA would require visibility splays of 2m x 47m to the left and 2m x 47m to the right of the access.

The Agent has provided GHA drawing number See/1005/2990/01 titled "Proposed Site Plan with Highways and Hedge Detail", which shows the access can achieve the minimum visibility splays and so the LHA have no further comments to make.

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 GHA drawing number See/1005/2990/01 titled "Proposed Site Plan with Highways and Hedge Detail" and understands that the site will provide 2 car parking spaces for the proposal.

Usually, the LHA will require a 2-bed unit to provide 2 car parking spaces to comply with the parking standards as defined in the Joint Lancashire Structure Plan.

However, in this case the LHA will accept the shortfall in parking with there being ample space within the site to provide two additional spaces if required.

The LHA would also advise that the grass verge located in the middle of the access track is removed and surfaced in dark grey stone chippings like the rest of the track. This is because should a vehicle have to wait for another vehicle to pass internally, it would be easier to maneuver the vehicle on the chippings rather than the grass verge. Especially if there has been a period of poor weather. Therefore, the LHA would advise that this is removed.

Conditions

1. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Note: Construction Management Plan.

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.

- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk
- All references to public highway include footway, carriageway and verge.

2. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on GHA drawing number See/1005/2990/01 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

3. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

4. No part of the development hereby approved shall be commenced until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

5. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with GHA drawing number See/1005/2990/01. 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).

6. 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).

7. Prior to commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority for a highway surface water drainage scheme. The development should be undertaken in accordance with the agreed details and the scheme shown on the approved drawing shall be constructed in accordance with the approved details.

REASON: In the interest of highway safety to prevent water from discharging onto the public highway.

Informatives

- The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.
- 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