

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2022/0619  
Our ref D3.2022.0619  
Date 27<sup>th</sup> July 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0619**

Address: **Water Tank and Valve House off Vicarage Lane Wilpshire BB1 9HY**

Proposal: **Conversion of redundant water tower and valve house to create a single dwelling to include the creation of a short access track.**

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 proposed conversion of a redundant water tower and valve house to create a single dwelling including the creation of a short access track at Water Tank and Valve House, off Vicarage Lane, Wilpshire.

The LHA have been made aware, as stated in the Planning Statement of the following applications at the site:

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#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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3/2001/0646- The conversion of the water tower and valve house to create a single dwelling. Permitted 09/10/2001.

3/98/0097/P- The conversion of the water tower and valve house to create a single dwelling. Refused 03/04/1998.

Appeal for application reference 3/98/0097/P with the appeal reference T/APP/T2350/A/98/295099/P2. Permission granted 26/08/1998.

The LHA are also aware of:

3/2021/0918- Prior notification for an agricultural track 240m long and 3.7m wide. Permission not required 06/10/2021.

### **Site Access**

The LHA are aware that the site will be accessed directly off Vicarage Lane which is a private, unadopted road which serves numerous dwellings. The track is also used to serve Public Footpath 3-46-BW27.

The LHA have reviewed the supporting documents and the LHA understands that the site will use the access track from Vicarage Lane, which has been erected following application reference 3/2021/0918. The Applicant is aiming to extend the recently erected agricultural track to the site, as shown on GHA drawing number Tur/155/3074/02 Rev A titled "Existing and Proposed Site Plans and Location Plan."

The LHA have no objection to the extension to serve the site. This is even though the proposed track extension will cross over Public Footpath 3-46-FP5 to access the site.

Despite this, the LHA will request that 2 passing places are implemented along the track, with each passing place measuring 2.5m wide and 15m in length. The LHA require this because the track will serve both residential and as an agricultural use. Therefore, following the proposal more traffic will use the track, meaning that there is a higher chance that vehicles will meet along it. Due to this, the LHA require passing places to be implemented to ensure that two-way movements can occur along the single track. The LHA require these passing places to be shown on a revised drawing.

### **Internal Layout**

The LHA have reviewed GHA drawing number Tur/155/3074/02 Rev A titled "Existing and Proposed Site Plans and Location Plan" and are aware that the site complies with the parking guidance as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no further comments to make regarding the parking arrangements at the site.

## **Conclusion**

The LHA require a revised drawing showing that two passing places are implemented along the agricultural track which will serve the proposed dwelling. Should the amended drawing comply with the LHAs guidance, the LHA will have no objection to the proposal.

Yours faithfully

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