

Ribble Valley Borough Council
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Your ref: 3/2022/0623
Our ref: D3/2022/0623
Date: 31 August 2022

For the attention of Kathryn Hughes

Planning Application No: 3/2022/0623

Grid Ref: 363725 429524

Proposal: Proposed conversion of former stud farm stables to form part of residential dwelling and extensions to existing property.

Location: Woodfold Park Stud, Woodfold Park, Mellor BB2 7QA

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.

Proposal

The proposed development would increase the number of bedrooms from five to six including the conversion of two stable blocks to form part of the extended dwelling.

Car & cycle parking

The garage on the West of the site would be lost to the conversion. However, as it is sub-standard in size to count as car parking its loss would not reduce the overall parking provision within the site.

The double garage on the East of the site will be retained, providing two parking spaces and secure, covered cycle storage, plus an electric vehicle charging point can be provided, which would improve the site's sustainability.

Three parking spaces should be provided for the main dwelling, with one space to be provided for the one-bed annex on the East of the site. There is adequate space within the curtilage to provide these parking spaces, in addition to those within the garage.

General

The highway authority has noted the site's planning history, in particular regarding conditions covering the occupancy and residency of the site (applications 3/2022/0267 & 3/2007/0252 refer). The highway authority recommends that such conditions, or similar, should be applied to any future planning permissions so that traffic levels generated by any future use can be properly assessed.

Janet Simpson
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