

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0650
Our ref: D3.2022.0650
Date: 21st October 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0650**

Address: **Mill House Chipping Road Chaigley BB7 3LS**

Proposal: **Demolition of existing building, removal of steel feed silo, steel portacabin, portaloo and blockwork boundary walls. Proposed erection of stone building with welsh slate roof to provide four-bedroom holiday cottage with paved amenity area, farm office with staff welfare facilities, secure store workshops, covered disabled parking space, new stone boundary walls and paved area.**

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 demolition of an existing building and the proposed erection of a stone building with a 4-bed holiday cottage, farm office and secure store workshops provided within the building at Mill House, Chipping Road, Chaigley.

Lancashire County Council

Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD



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

3/2021/1063- Proposed single-storey, steel framed sheep shed, with secure enclosed store for equipment at end, with cladding for security. Permitted 04/03/2022.

3/2021/0966- Proposed open-sided portal frame building with enclosed machinery store. Permission not required 15/10/2021.

3/2021/0843- Prior notification for an open sided sheep shed with enclosed secure store for feed at one end. Refused 06/09/2021.

3/2016/0732- Discharge of conditions 3 (materials), 4 and 6 (building recording and analysis), 5 (windows and doors), 10 (nesting boxes,) 11 (visibility splay), 12 (maintained hedge), 13 (roof lights), 14 (parking), and 15 (foul drainage) from planning permission 3/2013/0840. Permitted 05/10/2016.

3/2016/0047- Demolition of single storey side extension and erection of two storey side extension to existing house. Permitted 17/02/2016.

3/2015/1037- Demolition of existing shippon and construction of larger steel framed shippon with associated fences and gates. Permitted 20/01/2016.

3/2014/0826- Change of use from Shippon to 4 bedroom detached house, replacement of concrete block boundary wall with natural dry stone wall. Refused 30/10/2014.

3/2013/0840- Change of use of stone barn to four bedroom house. Permitted 22/11/2013.

Site Access

The LHA are aware that the proposal will utilise an existing access which currently serves the agricultural holding and the two dwellings at the site. The access is located off Chipping Road which is a C classified road subject to a 60mph speed limit.

The LHA have reviewed Eric Smith drawing number 446/3 titled "Block Plan" and are aware that the access width complies with the LHAs guidance.

However, the LHA require a visibility splay drawing to be submitted which shows that the access can provide visibility splays of 2.4m x 120m in both directions. Usually, the LHA would require an access located off a 60mph road to provide visibility splays of 2.4m x 214m. Despite this, the LHA will accept visibility splays of 120m due to the LHA accepting these splays for application reference 3/2013/0840 which was permitted by the Local Planning Authority on 22nd November 2013, for a 4-bed dwelling.

The LHA cited in the consultation for application reference 3/2013/0840 that traffic speeds are unlikely to reach 60mph due to the varying horizontal and vertical alignment of the road.



As a result of this and there being no personal injury collisions within 200m of the site within the last 5 years, the LHA will accept visibility splays of 2.4m x 120m in both directions.

Internal Layout

The LHA have reviewed Eric Smith drawing number 446/6A titled "Proposed Ground Floor Plan" and are aware that one car parking space will be provided for the 4-bed holiday cottage.

However, this does not comply with the parking standards as defined in the Joint Lancashire Structure Plan, which requires the cottage to provide 3 car parking spaces. Therefore, the LHA require a parking plan to be submitted which shows that the cottage complies with the guidance.

The LHA have also reviewed the access track as shown on Eric Smith drawing number 446/3 titled "Block Plan" and are requesting that a passing place is provided. This is due to the internal carriageway being single tracked in nature. Therefore, the LHA require a passing place measuring 2m wide x 5m in length to be provided which should be shown on a revised plan.

Conclusion

The LHA require further information before the LHA can fully assess the application.

Yours faithfully

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

