

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0650
Our ref: D3.2022.0650
Date: 9th November 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

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 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 previously responded to the application on 21st October 2022, requesting further information regarding the access's visibility splays and parking arrangements.

Since then, the Agent has submitted Eric Smith drawing number 446/3A titled "Block Plan" and Eric Smith drawing number 446/6B titled "Proposed Ground Floor Plan." These documents will be reviewed below.

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 446/3A titled "Block Plan" and are aware that the access width complies with the LHAs guidance.

However, the LHA will condition that a visibility splay drawing is 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 446/6B titled "Proposed Ground Floor Plan" and are aware that 3 car parking spaces will be provided for the 4-bed holiday cottage. This complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, and so the LHA have no objection to the proposal.

The LHA also welcome the introduction of passing place located along the access track as shown on Eric Smith drawing number 446/3A titled "Block Plan."

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 120 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Eric Smith drawing number 446/6B. 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).

Yours faithfully

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

