

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2022/0719  
Our ref D3.2022.0719  
Date 17<sup>th</sup> August 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0719**

Address: **Hillcrest Farm Startifants Lane Chipping PR3 2NP**

Proposal: **Retention of unauthorised siting of a Shepherds Hut for holiday accommodation and new access track.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **No objection**

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.

### **Advice to Local Planning Authority**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the unauthorised siting of a shepherds hut to be used for holiday accommodation at Hillcrest Farm, Startifants Lane, Chipping.

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

3/2021/0939- Siting of a Shepherds Hut for holiday accommodation. Permitted 11/11/2021.

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#### **Phil Durnell**

Director of highways and Transport  
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3/2021/0170- Erection of stable block for private use. Permitted- 08/04/2021.

3/2019/0558- Siting of mobile home for holiday accommodation. Permitted- 13/08/2019.

3/2017/0218- Erection of granny annex following demolition of existing out building. Permitted- 17/05/2017.

3/2017/0194- Change of use of existing agricultural building (including partial demolition) to livery stables and change of use of agricultural land to form sand paddock. Permitted- 27/04/2017.

### **Site Access**

The site will utilise an existing access which serves the existing mobile accommodation and the farm.

The access is off Startifants Lane, which is a C classified road subject to a 60mph speed limit.

With the access already being existing and it is remaining unaltered following the proposal, the LHA have no comments to make regarding the access.

### **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 are aware that the shepherds hut will be a 2-bed holiday let. For the proposal to comply with the Joint Lancashire Structure Plan the LHA require the site to provide two car parking spaces.

However, the supporting documents have not shown a parking plan for the holiday let.

That being said, the LHA are aware that there is adequate space within the site to provide the adequate parking facilities and so have no objection to the proposal.

The LHA do advise the Applicant to provide a designated parking area for the hut to prevent conflict with the operation of the farm.

The LHA have also reviewed the extension to the access track, as shown on ML drawing ML/SP/6127 and are aware that the track is the adequate width to serve the hut. Therefore, the LHA have no further comments to make.

Yours faithfully

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