



Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0727
Our ref D3.2022.0727
Date 31st August 2022

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2022/0727**

Address: **Lower Reaps Farm Whinney Lane Mellor BB2 7EL**

Proposal: **Application for Planning Permission for proposed refurbishment of existing farm house, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works.**

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 refurbishment of an existing farmhouse, conversion of an existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works at Lower Reaps Farm, Whinney Lane, Mellor.

Phil Durnell

Director of highways and Transport
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The LHA are aware that the proposal is also subject to Listed Building Consent with application reference 3/2022/0729 being created for this consent.

Site Access

The LHA are aware that the site will continue to be accessed off an existing access track located off Whinney Lane which is an unclassified road subject to a 30mph speed limit.

The LHA are aware that the existing access track is used to serve the site as well as Middle Reaps Farm and Public Footpath 3-25-FP43.

The LHA have reviewed the drawing provided by Groundsure titled "Location Plan" which shows the access located off Whinney Lane and the existing access track into the site are aware that the access width complies with the LHAs guidance.

However, following the intensification of use of the access following the proposal, the LHA require a visibility splay drawing to be provided. The LHA require visibility splays of 2.4m x 43m to be provided in both directions. Should the access not be able to achieve this, a speed survey is required demonstrating the 85th percentile speeds within the vicinity of the site.

The LHA have also reviewed the access track and due to the single-track nature, the LHA require passing places to be provided a minimum of every 200m to ensure two-way movements can occur along the track. The passing places should be 2.5m x 15m in length should Middle Reaps Farm still undertake agricultural practices at their site or 2.5m x 5.5m should Middle Reaps Farm have already ceased their agricultural use.

Should Middle Reaps Farm still undertake an agricultural use at their site, the length of the passing places which is a minimum of 15m, is important to ensure that large agricultural vehicles can wait in the passing places provided to ensure two-way movements can occur following the intensification of use of the track. These passing places should be shown on a revised drawing.

Internal Layout

The LHA have reviewed SPA drawing number 6590-P01 titled "Proposed Site Plan" and are aware that the proposed parking arrangements for the 4 dwellings complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no further comments to make regarding parking.

The LHA are aware that Public Footpath 3-25-FP43 enters the site and connects with Public Footpath 3-25-FP44 and Public Footpath 3-25-FP48. The LHA inform the Applicant that the use of these footpaths should not be comprised and free of any obstructions should the application be approved. The LHA advise the Applicant that they could apply for a Public Right of Way Diversion Order to prevent the public from entering private property.

Conclusion

The LHA require a visibility splay drawing and a number of passing places to be provided along the access track. The LHA require this information before the LHA can fully assess the application.

Yours faithfully

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