

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0777
Our ref: D3.2022.0777
Date: 9th November 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0777**

Address: **Teewood Farm Barns Slaidburn Road Waddington BB7 3JJ**

Proposal: **Demolition of modern agricultural buildings and conversion and extension of two barns to form one new two-storey dwelling with separate two-storey annexe building in curtilage including construction of new access, drainage and landscaping. Single storey link extension to connect two barns.**

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 a re-consultation for the proposed demolition of modern agricultural buildings and the conversion of a barn to a single dwelling connected to a two-storey annexe building at Teewood Farm Barns, Slaidburn Road, Waddington.

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 26th October 2022 requesting further information regarding the proposed site access and parking arrangements for the proposed dwelling.

Since then, a Highway Note has been provided by the Agent, Define, along with Define drawing number 046_PLN_204 Rev A titled "Proposed Site Access" and Define drawing number 046_PLN_200 Rev B titled "Proposed Site Plan." These will all be reviewed below.

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

3/2019/1034- Demolition of modern agricultural buildings and conversion and extension of two barns to form one new two-storey dwelling with separate two-storey annexe building in curtilage including construction of new access, drainage and landscaping. Permitted 17/04/2020.

Site Access

The LHA are aware that the proposal will provide a new access located off Slaidburn Road which is a B classified road subject to a 60mph speed limit.

Currently, the site is accessed off a private, unadopted road named "Freeholds Lane," which is located off Slaidburn Road and serves numerous farms. However, following the proposal the proposed dwelling and the dwelling serving Teewood Farm will not access Freeholds Lane and will instead have its own shared access.

The LHA have reviewed Define drawing number 046_PLN_200 Rev B titled "Proposed Site Plan" and are aware that the access width complies with the LHAs guidance when serving 2 dwellings.

However, the LHA have reviewed Define drawing number 046_PLN_204 Rev A titled "Proposed Site Access" and are aware that the site access can only provide visibility splays of 2.4m x 165m to the left and 2.4m x 68m to the right of the access. This does not comply with the LHAs guidance for a 60mph road, with the LHA requiring visibility splays of 2.4m x 214m in both directions.

Despite the shortfall in both directions, the LHA will accept the shortfall in visibility. This is because the existing access, which is located off Freeholds Lane, has minimal visibility due to the location of the existing outbuilding to the left and the vegetation and curvature along the adopted highway to the right of the access. Therefore, while the proposed access does not comply with the LHAs guidance, the access is better in terms of highway safety than the existing due to the access being able to achieve more visibility. As a result, of this the LHA will accept the shortfall and will have no objection to the creation of a new access.

Internal Layout

The LHA have reviewed Define drawing number 046_PLN_200 Rev B titled "Proposed Site Plan" and are aware that 3 car parking spaces have been provided for the proposed 4 bed dwelling.



However, before the LHA can accept the parking arrangements, the LHA require a parking plan to be provided for the dwelling serving Teewood Farm. This is because the existing dwelling is connected to the proposed and will use the same access. Therefore, to ensure that there is adequate parking for the two dwellings, the LHA require a revised parking plan to be submitted.

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

