

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0842
Our ref: D3.2022.0842
Date: 4th January 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0842**

Address: **Beacon Cottage Commons Lane Balderstone BB2 7LN**

Proposal: **Proposed erection of two holiday chalets on land adjoining Beacon Cottage.**

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

Summary

The Local Highway Authority advice is that the residual cumulative impacts of the development are severe in accordance with the National Planning Policy Framework (2021) and the Local Planning Authority is advised to consider refusal on transport/highway grounds for the reasons outlined in this report.

Advice to Local Planning Authority

The Local Highway Authority advises the following reasons for refusal:

1. The proposal, if permitted, would lead to the intensification of use of an access which lacks the adequate visibility deemed safe and suitable for such a proposal. The proposal therefore is not in the interests of highway safety and contrary to paragraphs 110 and 111 of the National Planning Policy Framework (2021).

2. The proposal, if permitted, would lead to the intensification of use of an access track which lacks the adequate width with a lack of passing facilities deemed safe and suitable for such a proposal. The proposal therefore is not in the interests of highway safety and contrary to paragraphs 110 and 111 of the National Planning Policy Framework (2021).

Lancashire County Council

Phil Durnell

Director of Highways and Transport

PO Box 100, County Hall, Preston, PR1 0LD



Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of two holiday chalets on the land adjoining Beacon Cottage, Commons Lane, Balderstone.

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

3/2021/0379- Retention of unauthorised part agricultural/part amenity building. Permitted 10/06/2021.

3/2017/0511- Proposed replacement implement storage building/cart shed on land adj Beacon Cottage. Permitted 15/08/2017.

3/2017/0016- Erection of a two storey building to contain an implement store garage, open fronted workshop, tool store, wood store, cutting area and storage room. Withdrawn 14/03/2017.

3/2013/0564- Proposed erection of a porch/utility room, single storey to front elevation of a property. Permitted 20/08/2013

Site Access

The LHA are aware that the 2 proposed holiday chalets will utilise an existing, private, unadopted access track called Carr Lane, which is located off Commons Lane, an unclassified road subject to a 30mph speed limit. Carr Lane is used to serve numerous dwellings, outbuildings and farms as well as Public Footpath 3-4-FP34.

The LHA have reviewed the supporting documents and understands that a drawing has not been submitted which shows the full length of Carr Lane and the access onto Commons Lane.

Usually, the LHA would request that a detailed site access plan is submitted detailing the width of the access and whether the access can provide visibility splays of 2.4m x 43m in both directions given the 30mph speed limit of Commons Lane.

However, the LHA have reviewed the access by analysing Mapzone, the digital mapping software used by Lancashire County Council, Google Streetview which has images of the access generated from May 2011 and conducted a site visit on 3rd January 2023 and found that the access is unlikely to achieve the minimum visibility splays for a 30mph speed limit. This is due to the vegetation on both sides of the access, which includes two highway trees located within the highway verge to the left of the access, providing obstructions within the access's visibility splays. Therefore, due to these obstructions, the LHA are concerned that the proposal will intensify the use of a substandard access.

Furthermore, the LHA are aware by using Mapzone, Google Streetview and conducting a site visit, that the access width is also inadequate for the intensification of use. This is because the LHA normally require an access serving numerous dwellings and agricultural holdings to be a minimum of 6m wide for a distance of 10m behind the highway boundary. However, by reviewing Mapzone, the width is approximately 5m wide, but the mapping



software does not take into account the verge which is located on both sides of the access track, meaning that the access width is much less than advertised. Therefore, the LHA are aware of the likely shortfall and so are concerned that the proposal will intensify the use of a substandard access.

The LHA are also aware by undertaking a site visit and reviewing Mapzone that the access track is single tracked in nature and has only two passing places for the full duration of its length, which measures approximately 415m to the site. The first passing place is located approximately 250m away from the junction between Carr Lane/ Commons Lane. Given the single-track nature of the carriageway along Carr Lane, only one-way movements can occur in these sections meaning that should vehicles meet then one of the vehicles will have to reverse until the previous passing place is found. This could be detrimental to highway safety and potential conflicts could occur between pedestrians using Public Footpath 3-4-FP34, which is located on Carr Lane and other vehicles, with the proposal likely to generate more traffic and there being no segregated pedestrian facilities.

Furthermore, the access track also suffers from poor inter-visibility in places, especially where number 1 Carr Lane Cottage is located. This is due to the dwelling slightly overhanging the access track meaning that the dwelling obstructs the view of approaching vehicles. As a result of this, the area could potentially cause a conflict pinch point following the intensification of use of the track.

Internal Layout

The LHA have reviewed GHA drawing number 999.3210.01 titled "Existing Site Plan, Proposed Site Plan and Vacation Plan" and are aware that the site complies with the parking guidance as defined in the Joint Lancashire Structure Plan.

Informatives

This report sets out why the Highway Authority advises the Local Planning Authority should be refused planning permission. However, should the Local Planning Authority be minded to grant planning permission, please notify the Highway Authority so that advice can be provided on appropriate conditions and contributions to minimise the impact of the development.

Yours faithfully

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

