

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2022/0965
Our ref: D3.2022.0965
Date: 17th April 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0965**

Address: **Betty Barn Slaidburn Road Waddington BB7 3JQ**

Proposal: **Conversion and extension of a barn to create one new dwelling including closure of existing access and creation of new access (previously approved under 3/2019/1036).**

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 an application for the proposed conversion of a barn to create one dwelling at Betty Barn, Slaidburn Road, Waddington.

The LHA are aware that the application is a resubmission of application reference 3/2019/1036 which was approved by the Local Planning Authority on 21st May 2020.

Lancashire County Council

Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD



Site Access

The LHA are aware that the site will continue to be accessed off Slaidburn Road which is a B classified road subject to a 60mph speed limit.

The LHA are aware that the application is proposing to relocate the existing access which serves the barn and Hollins Farm to the south of the site approximately 29m away.

The LHA have reviewed drawing number 22065-SP titled "Proposed Site Plan" and are aware that the relocated shared access has already been approved under application reference 3/2019/1036 and the new access has already been formed. Therefore, given that the relocation has already been approved, the LHA have no objection to this.

The LHA will however condition, alike the previous application, vehicular visibility splays of 2.4m x 70m to the north and 100m to the south are provided at the site access.

The LHA also inform the Agent/ Applicant that a Section 278 agreement is required to stop up and make the existing access redundant once all of the works are completed.

Internal Layout

The LHA have reviewed drawing number 22065-SP titled "Proposed Site Plan" and are aware that 2 car parking spaces will be provided for the 3-bed dwelling which complies with the parking standards as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no objection to the proposal.

The LHA are also aware that an access which serves a field will be relocated internally as part of the works. Given that the access is located internally and does not serve any Public Rights of Way, the LHA have no comments to make regarding the relocation.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number 22065-SP titled "Proposed Site Plan" have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

2. No building or use hereby permitted shall be occupied or use commenced until the kerb line and verge has been reinstated where any vehicle crossovers are redundant, in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

REASON: To maintain the proper construction of the highway and in the interest of pedestrian safety.



3. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 70 metres to the north and 2.4 metres by 100 metres to the south 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).

4. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 7 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

5. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number 22065-SP titled "Proposed Site Plan". 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).

6. Prior to the first occupation the dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

REASON: In the interests of supporting sustainable travel.

7. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the residential unit has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Informatives

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county



council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage.

Yours faithfully

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

