

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2022/0988  
Our ref: D3.2022.0988  
Date: 4<sup>th</sup> January 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0988**

Address: **Land Adj to Further Lane and Woodfold Park Mellor BB2 7QA**

Proposal: **Proposed erection of one private dwelling with landscaping and demolition of equestrian development.**

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 erection of one dwelling and the demolition of the existing equestrian development at the land adjacent to Further Lane and Woodfold Park, Mellor.

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

3/2020/0474- Discharge of condition 6 - landscaping of planning permission 3/2020/0011.  
Permitted 29/07/2020.

#### **Lancashire County Council**

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



3/2020/0011- Erection of a 6.19m x 30.48m steel portal frame equestrian building and one temporary equine workers dwelling for three years. Permitted 05/06/2020.

3/2019/0483- Temporary equine workers dwelling (Resubmission of application 3/2019/0229). Refused 06/09/2019.

3/2019/0482-Application for the extension to a steel portal framed building for the stabling and work area for existing business. (Resubmission of application 3/2019/0222). Refused 06/09/2019.

3/2019/0229- Temporary equine workers dwelling. Withdrawn 30/04/2019.

3/2019/0222- Application for a steel portal framed building for the stabling and work area for existing business. Refused 17/05/2019.

3/2018/0262- Retention of existing, unauthorised stable building and proposed new access off Further Lane. Permitted 20/06/2018.

3/2015/0360- For the retention of the existing stable building, access track and manege to be used as a remedial farrier business. Permitted 08/07/2015.

3/2015/0005- Variation of condition 7 of planning consent 3/2012/0359 to read 'The stable building and menage hereby permitted shall be for commercial use limited to a remedial farrier (and shall not be used in connection with livery stables or riding school'. Withdrawn 16/03/2015.

3/2014/1127- Discharge of condition 3 - materials of planning consent 3/2012/0359. Withdrawn 16/03/2015.

3/2012/0359- Proposed construction of agricultural building for stables and a 40m x 20m menage. Close off the existing field gate and construct a new field access, gravel track and 6no. parking spaces. Permitted 20/07/2012.

### **Site Access**

The LHA are aware that the site will be located off Further Lane which is a C classified road subject to a 60mph speed limit.

The LHA are aware that the site has two accesses which are located off Further Lane. The first access, which will be made redundant following the proposal, currently serves the equestrian development at the site. While the second access, which will serve the proposed dwelling is located a few metres to the south of the first access and is currently redundant with a fence located behind it restricting access, as shown on Google Streetview with images predated June 2022 and as seen on a site visit on 4<sup>th</sup> January 2023.

In any case, the LHA have reviewed Shaw and Jagger drawing number 383/01 (02)004 Rev # titled "Proposed Site Plan" and are aware that while the access width complies with the LHAs guidance, given that the access is currently redundant the LHA require a visibility



splay drawing to be submitted. This should show that the access can achieve visibility splays of 2m x 214m in both directions given the 60mph speed limit of Further Lane.

Should the access not be able to achieve these visibility splays, a speed survey is required demonstrating the 85<sup>th</sup> percentile speeds along Further Lane within the vicinity of the site access.

Alternatively, and the solution the LHA advise is that the access is fully stopped up and the existing access which currently serves the equestrian development is used to serve the dwelling instead. This is because this access is fully established, and the LHA will have no objection to this access being used to serve the dwelling with it being existing and currently operational.

### **Internal Layout**

The LHA have reviewed the supporting documents and understands that the proposed parking arrangements complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan for the 4+ bed dwelling. Therefore, the LHA have no further comments to make.

### **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

