

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/1038
Our ref: D3.2022.1038
Date: 10th January 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/1038**

Address: **Land at the corner of Moorgate Lane and Kenyon Lane Dinckley BB6 8AN**

Proposal: **Proposed development of a holiday cottage.**

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 development of a holiday cottage at the Land at the corner of Moorgate Lane and Kenyon Lane, Dinckley.

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

Lancashire County Council

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



3/2019/0912- Erection of timber shed and greenhouse in association with use of land as an allotment. Permitted 19/12/2019.

Site Access

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

The LHA have reviewed GHA drawing number Shi.771.3237.02 titled "Proposed and Existing Site Plans. Proposed and Existing Plans and Elevations" and are aware that the proposed holiday cottage will utilise the same access which currently serves the allotment.

The LHA have reviewed the access width and are aware that the width complies with the LHAs guidance.

However, the LHA require a site access drawing to be submitted showing that the access can provide visibility splays of 2m x 43m in both directions. This is because following the proposal, the access is likely to generate more traffic and in turn be intensified. Therefore, the LHA require the minimum visibility splays to be provided or should the access not be able to achieve the visibility splays, a traffic survey should be undertaken demonstrating the 85th percentile speeds along Kenyon Lane within the vicinity of the site access.

Internal Layout

The LHA have reviewed GHA drawing number Shi.771.3237.02 titled "Proposed and Existing Site Plans. Proposed and Existing Plans and Elevations" and are aware that 2 car parking spaces can be provided for the 2-bed holiday cottage which complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan.

The LHA are aware that the proposed turning head for the site is located a short distance away from the gated access. Therefore, turning around internally to enable vehicles to leave the site in a forward gear may not be possible due to there being a potential conflict with the gate. As a result of this, the LHA advise the Agent to relocate the car parking spaces to enable turning to occur internally.

The LHA remind the Agent that the recommended reversing space from a car parking space is 6m.

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

