

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/1038
Our ref: D3.2022.1038
Date: 15th February 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

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 a re-consultation for the proposed development of a holiday cottage at the Land at the corner of Moorgate Lane and Kenyon Lane, Dinckley.

The LHA previously responded to the application on 10th January 2023 requesting further information regarding the site's visibility splays. Since then, the Agent has submitted GHA drawing number Stu.771.3237.03 titled "Proposed Highway Plan" and this will be reviewed below.

Lancashire County Council

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



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

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.

The LHA have also reviewed GHA drawing number Stu.771.3237.03 titled "Proposed Highway Plan" and are aware that the access can provide visibility splays of 2.4m x 43m in both directions which complies with the LHAs guidance for a 30mph road. Therefore, the LHA have no further comments to make.

Highway Safety

There have been no Personal Injury Collisions recorded within the vicinity of the site and therefore the LHA have no pre-existing highway safety concerns.

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.

However, the LHA will condition that a new parking plan is submitted with there being inadequate turning facilities for vehicles to exit the site in a forward gear, which is important given the single-track nature of Kenyon Lane.

The LHA advise that the location of the parking spaces is altered to enable turning to occur internally.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.



REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on GHA drawing number Shi.771.3237.02 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).

3. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 43 metres 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 5 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 a parking plan for the site has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority.

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. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the holiday cottages 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.



Yours faithfully

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

