

Ribble Valley Borough Council
Housing & Development Control

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

Your ref: 3/2022/1062
Our ref: D3.2022.1062
Date: 13th December 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/1062**

Address: **Little Town Farm Chipping Road Thornley PR3 2TB**

Proposal: **Proposed agricultural workers dwelling and farm office over detached garage.**

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 agricultural workers dwelling and farm office over a detached garage at Little Town Farm, Chipping Road, Thornley.

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

3/2019/0515- Application for outline permission for one new farm worker's dwelling with all matters reserved. Permitted 22/07/2019.

Lancashire County Council

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



3/2018/0814- Extension of the existing building for the expansion of the existing cafe, farm shop and butchery business. Permitted 08/11/2018.

3/2018/0434- Application for prior notification of agricultural development to create storage space. Permission not required 08/06/2018.

3/2015/0252- Extension to existing dairy no change of use. Permitted 03/06/2015.

3/2014/0084- Erection of agricultural building 18.2m wide by 22.86m long for calf rearing. Permitted 25/03/2014.

Site Access

The LHA are aware that the proposal will be accessed off Chipping Road which is a C classified road subject to a 60mph speed limit.

The LHA are aware that the access currently serves the farm, dairy and farm shop and previously a garden centre which was located at the site. Given that the access currently generates a significant amount of traffic every day and the worker currently travels to and from the site every day, the LHA can conclude that the proposal will not intensify the use of the access and so have no further comments to make.

It is worth noting that the access track which serves the site also provides access to Public Footpath 3-41-FP26. Given that pedestrians are likely to use the track and given the multitude of uses at the site, the LHA will request that a Construction Management Plan is conditioned should the proposal be approved.

Highway Safety

There have been no Personal Injury Collisions recorded within 200m of the site and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed PGB drawing number 003 titled "Proposed Block and Site Plans" and are aware that the 3-bed dwelling will comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

The LHA will condition however, that a minimum of one electric vehicle charging point should be provided to serve the site. This can be provided either in the proposed double garage or on the driveway.

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. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with PGB drawing number 003. 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).

3. The detached garage shall include provision for an electrical supply suitable for charging an electric vehicle.

REASON: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

Yours faithfully

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

