

Ribble Valley Borough Council
Housing & Development Control

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

Your ref: 3/2022/1179
Our ref: D3.2022.1179
Date: 21st March 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/1179**

Address: **Knott Gate Townend Slaidburn BB7 3EP**

Proposal: **Application for planning permission for reconfiguration and restoration of an existing listed property and work to an existing outbuilding within the curtilage to be used as an annex. Resubmission of application 3/2022/0683.**

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

The Local Highway Authority (LHA) are in receipt of a re-consultation for the proposed reconfiguration and restoration of an existing listed property and the conversion of an existing outbuilding to form an annex at Knott Gate, Townend, Slaidburn.

The LHA previously responded to the application on 31st January 2023, advising no objection subject to conditions.

Since then, a revised site plan has been submitted in the guise of Mason Gillibrand drawing number 5923/b/b/01 Rev E titled "Site Plan- Removed Car Parking, Topography." 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 that the site will continue to be accessed off a private, unadopted access track located off Townend road which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed Mason Gillibrand drawing number 5923/b/b/01 Rev E titled "Site Plan- Removed Car Parking, Topography" and are aware that the site will provide 2 car parking spaces for the proposed 4-bed dwelling and the annex. However, this does not comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan which requires the site to provide 3 car parking spaces.

As a result of the shortfall and the LHA being concerned that the shortfall in parking may lead to vehicles parking on the access track which serves the adjacent fields and the dwelling titled "Battersby Barn," the LHA will request that a revised parking plan is provided showing that the site can provide 3 spaces.

Should a revised plan show that the dwelling can provide the required spaces like previously, the LHA will have no objection to the proposal.

Yours faithfully

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

