

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/1180
Our ref: D3.2022.1180
Date: 13th February 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/1180**

Address: **Pinfold Farm Preston Road Ribchester PR3 3YD**

Proposal: **Demolition of an agricultural building (with class Q consent for residential) and erection of a new dwelling.**

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 demolition of an agricultural building and an erection of a dwelling at Pinfold Farm, Preston Road, Ribchester.

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

3/2021/1271- Proposed demolition of agricultural buildings, erection of a detached dwelling and garage. Refused 04/04/2022.

Lancashire County Council

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



3/2021/0096- Proposed change of use from agricultural building to one dwelling and associated operational development. Refused 23/02/2021.

APP/T2350/W/21/3274371- Application 3/2021/0096 appealed. Application allowed 25/08/2021.

3/2021/0083- Proposed demolition of concrete block and timber agricultural building under a box profile roof. Permitted 15/03/2021.

3/2020/0855- Proposed change of use from agricultural building to one dwelling and associated operational development. Refused 11/12/2020.

It is worth noting that the application is for the appeal site which was permitted by the Planning Inspectorate under application reference APP/T2350/W/21/3274371.

However, the proposal now is aiming to demolish the agricultural building and build a dwelling on its footprint rather than convert it into a dwelling which was permitted under the prior notification application, following the appeal.

Site Access

The LHA are aware that the proposed dwelling will be accessed from a private, unadopted access track which serves neighbouring dwellings and the site.

The private track is located off Preston Road which is a B classified road subject to a 60mph speed limit.

The LHA have reviewed Holden drawing reference 009 titled "Site Plans" and are aware that the access to the proposal has already been approved by the LHA under application reference 3/2021/1271 and 3/2020/0855, which was for the same scheme at the site. Therefore, given the access remains unaltered and the proposal will not fully intensify the use of the access, the LHA have no objection to the proposal.

Highway Safety

There have been no Personal Injury Collisions recorded within 400m of the site and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed Holden drawing reference 009 titled "Site Plans" and are satisfied that the parking arrangements comply with the LHAs parking guidance found in the Joint Lancashire Structure Plan. Therefore, the LHA have no further comments to make.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Holden drawing reference 009. 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).

2. Prior to the first occupation the dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

REASON: In the interests of supporting sustainable travel.

3. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the residential unit 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

