

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0054
Our ref: D3.2023.0054
Date: 14th February 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2023/0054**

Address: **Bomber Farm Skipton Road Gisburn BB7 4HP**

Proposal: **Conversion of barn to one dwelling and retention of replacement agricultural building (Part retrospective).**

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 conversion of a barn to one dwelling and the retention of a replacement agricultural building (Part Retrospective) at Bomber Farm, Skipton Road, Gisburn.

Site Access

The LHA are aware that the proposed dwelling will utilise an existing access track which serves Bomber Farm and Wedacre Farm. The access track is located off Main Street

Lancashire County Council

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



which forms part of the A59 and is subject to a 30mph speed limit. The LHA are also aware that the access track serves Public Footpath 3-18-FP22.

The LHA have reviewed the supporting documents and are aware that the access will remain unaltered following the proposal. Given that the access is existing and the proposal is unlikely to intensify the use of the access, the LHA have no further comments to make.

Internal Layout

The LHA have reviewed SPA drawing number 6597-P02 Rev A titled "Proposed Site Plan" and are aware that 2 car parking spaces for the 4-bed dwelling will be provided at the site. 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.

Despite this, the LHA will accept the shortfall in the parking with there being ample space on site to provide the additional car parking space if required.

It is worth noting that the LHA will condition that a minimum of one car parking space located within the double garage has access to an electric vehicle charging point and that the cycle store located adjacent to the garage is kept free of obstructions and available for the parking of cycles at all times.

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 SPA drawing number 6597-P02 Rev A. 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. The garage facility shall include provision of an electrical supply suitable for charging an electric motor vehicle.

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

3. No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed. The area shall thereafter be kept free of obstruction and available for the parking of cycles only at all times.

REASON: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.

Yours faithfully



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

