

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0126
Our ref: D3.2023.0126
Date: 21st July 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0126**

Address: **Bent House Longtons Lane Tosside BD23 4SU**

Proposal: **Proposed change of use of part of site to eco-retreat, wellness re-wilding centre.**

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 change of use of part of a site to eco-retreat and wellness re-wilding centre at Bent House, Longtons Lane, Tosside.

The LHA previously responded to the application on 29th June 2023, requesting further information regarding the operation of the proposal and the access arrangements. Since then, the Agent has sent the LHA an Operation Statement via email on the 17th and 18th July 2023, as well as an access drawing which is shown on SPA drawing number 6681-P03 titled "Access Track and Site Entrance."

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:

3/2014/0887- Installation of one 50kW wind turbine measuring 36.6m in height to tip and 25.5m in height to hub. Refused 03/12/2014.

APP/T2350/W/15/3005258- Submitted following refused application 3/2014/0887. Appeal dismissed 28/09/2015.

Site Access

The LHA are aware that the site will continue to utilise an existing access track located off Longtons Lane which is an unclassified road subject to a 60mph speed limit. The access and track currently serves the farm located at the site.

The LHA have reviewed SPA drawing number 6681-P03 titled "Access Track and Site Entrance" and are aware that the existing access will remain unaltered following the proposal. The access will remain approximately 4.5m wide. The access can also provide visibility splays of 2.4m x 9.2m to the north and 2.4m x 8.9m to the south.

However, the access does not comply with the LHAs guidance which requires the access to be a minimum of 6m wide for a distance of 5m behind the highway boundary and the access should provide visibility splays of 2.4m x 214m in both directions.

Despite this, the LHA will accept the shortfall in visibility and access width. This is because the LHA will place restrictive conditions on the application which will ensure that the access is not fully intensified following the proposal.

The LHA will request that conditions such as all visitors to and from the site use the drop off and pick up service provided by the Applicant; all staff members should reside at Bent House and a maximum of 2 customers shall be on site at any one time. This is to ensure that trips to and from the site are kept to an absolute minimum, with the Operation Statement stating that 2 trips associated with the proposal will occur every three weeks following the start and completion of the retreat for customers.

Internal Layout

The LHA have reviewed SPA drawing number 6681-S02B titled "Proposed Site Plan" and are aware that 3 car parking spaces will be provided. The LHA have no comments to make regarding the quantity of parking with it being adequate given that the site has ample space for one staff member and the drop off/ pick up vehicle.

The LHA also welcome the introduction of the two passing places along the access track as shown on reviewed SPA drawing number 6681-P03 titled "Access Track and Site Entrance."

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 and access track arrangements shown on SPA drawing number 6681-P03 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. The development hereby permitted shall provide a pickup and drop off service for all customers for the duration of the site's use.

REASON: In the interest of highway safety.

4. The development hereby permitted shall be restricted to two customers on site at any one time.

REASON: To ensure that any future changes to customer numbers and the operation of the business can be fully considered by the Local Planning Authority, in consultation with the Highway Authority, and in the interest of highway safety.

5. The use hereby permitted shall be operated only by the occupier of the property known as Bent House and no other staff who do not also reside at that property shall be employed in connection with the permitted use.

REASON: In the interests of highway safety.

6. 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 6681-S02B. 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).

Yours faithfully

Ryan Derbyshire
Assistant Engineer



Highway Development Control
Highways and Transport
Lancashire County Council