

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0143  
Our ref: D3.2023.0143  
Date: 16<sup>th</sup> March 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0143**

Address: **Land at Beech House Alston Lane Longridge PR3 3BN**

Proposal: **Demolition of existing stable building and construction of agricultural building for purpose of hobby farm.**

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 demolition of an existing stable building and construction of an agricultural building for the purpose of a hobby farm at the land at Beech House, Alston Lane, Longridge.

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

3/2022/1133- Non Material amendment of planning application 3/2020/0498. Proposed change to eaves height to add extra space to attic. Refused 12/01/2023.

#### **Lancashire County Council**

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



3/2022/0444- Discharge of conditions 3 (walling and roofing materials), 8 (external lighting) and 15 (landscaping details) from planning permission 3/2020/0498. Permitted 24/05/2022.

3/2022/0324- Proposed rear infill lean to bedroom extension. Permitted 10/05/2022.

3/2020/0498- Proposed construction of three holiday cottages with associated parking and amenity areas. Permitted 29/03/2022.

3/2020/0283- Roofing over existing structure to form covered storage area. Permitted 05/06/2020.

3/2019/0489- Discharge of condition 3 (materials) from planning permission 3/2019/0153. Permitted 20/06/2019.

3/2019/0153- Proposed demolition of stables and construction of four holiday cottages with associated parking and amenity areas. Permitted 12/04/2019.

3/2017/0361- The conversion of an existing outbuilding into two residential dwellings. Withdrawn 17/04/2018.

3/2016/0664- Demolition of existing double garage and erection of replacement double garage in new location. Permitted 23/09/2016.

3/2015/0423- Discharge of conditions 3 (materials) and 5 (flood proofing) planning permission 3/2014/0838. Permitted 06/07/2015.

3/2014/0838- Two storey side extension. Refused 07/11/2014.

Appeal lodged following refused application 3/2014/0838 under appeal reference APP/T2350/D/15/2230096. Appeal allowed 25/02/2015.

### **Site Access**

The LHA are aware that the agricultural holding will continue to be accessed off Alston Lane which is an unclassified road subject to a 30mph speed limit.

The site currently has two accesses as shown on SPA drawing number 5335- E01 Rev B titled "Existing Site Plan" which serves the site.

Following the proposal, as shown on SPA drawing number 5335- P01 Rev B titled "Proposed Plans, Elevations and Site Plan" and are aware that only one access will be used to serve the proposal. This access is located across from Bridleway BW03-02-083.

The LHA have reviewed the access and have no comments to make with the access already being existing to serve the agricultural holding.

The LHA will condition, however, that the secondary access is stopped up if the access is made redundant as part of the application.



To make the access redundant a Section 278 agreement is required.

### **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 SPA drawing number 5335- P01 Rev B titled "Proposed Plans, Elevations and Site Plan" and welcome the site providing a turning and parking area to service the agricultural building.

### **Conditions**

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on SPA drawing number 5335- P01 Rev B 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).

2. No building or use hereby permitted shall be occupied or use commenced until the grass verge have been reinstated where any vehicle crossovers are redundant, in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

REASON: To maintain the proper construction of the highway and in the interest of pedestrian safety.

### **Informatives**

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk), in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage

Yours faithfully

Ryan Derbyshire



Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council

