

Ribble Valley Borough Council
Housing & Development Control

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

Your ref: 3/2023/0156
Our ref: D3.2023.0156
Date: 23rd May 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0156**

Address: **Dog and Partridge Hesketh Lane Chipping PR3 2TH**

Proposal: **Conversion and extension of former Dog & Partridge to form one dwelling and six residential apartments and the erection of four buildings for holiday accommodation use and detached garage.**

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 and extension of a former Public House to form one dwelling, 6 residential apartments and to the rear of the site erection of 4 holiday lets at Dog and Partridge, Hesketh Lane, Chipping.

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

Lancashire County Council

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



3/2018/0786- Conversion of an existing restaurant (A3) to create twelve apartments (C3) and the siting of four holiday lets. Permitted 17/09/2019.

3/2015/0405- Demolition of existing garage and erection of new garage and store. Permitted 02/07/2015.

Site Access

The LHA are aware that the site will continue to be accessed off Hesketh Lane which is a C classified road subject to a 60mph speed limit.

The LHA have reviewed Black Barn drawing number P05 Rev B titled "Proposed Site Plan" and are aware that the existing site access will be improved and will serve the 5 apartments and 4 holiday lets. While an existing secondary access located adjacent to the dwelling called "Roall Garth," will serve the proposed dwelling.

Firstly, the LHA have reviewed the site access which will serve the proposed 6 apartments and 4 holiday lets and are aware that the access will form a bellmouth formation with improved kerb radii to make turning movements into and out of the site easier. The access will also be approximately 5.8m, where it will then reduce to 5m wide when the access reaches the access gate which is also setback 5m from the adopted highway.

While the LHA would prefer the access to be 6m wide, the LHA will accept the shortfall with this being minimal and the internal access track widening to 6m once past the gated access. Therefore, the LHA have no further comments to make regarding the access width.

However, the LHA are aware, as shown on Black Barn drawing number P05 Rev B, that the site can provide visibility splays of 2.4m x 70m in both directions. These visibility splays do not comply with the LHAs guidance, with the LHA requiring the site to provide visibility splays of 2.4m x 214m in both directions given the speed of the road.

Despite this, the LHA will accept the shortfall in visibility at the site access. This is because the access previously generated vehicle movements in its own right when it served the Public House and restaurant. Therefore, given that the previous use likely generated more trips than the proposed use, a similar access being approved under application reference 3/2018/0786 and there being no Personal Injury Collisions recorded within 500m of the site access in the last 5 years, the LHA will accept the shortfall in visibility.

The LHA have further reviewed the access which will serve the proposed 3 bed dwelling and are aware that the access width complies with the LHAs guidance. The LHA will condition that the access provides visibility splays of 2m x 70m in both directions, alike the access serving the apartments and holiday lets.

The LHA inform the Developer that a Section 278 agreement is required due to the proposal altering both accesses as part of the application. Please see the informatives below for more details.



Internal Layout

The LHA have reviewed Black Barn drawing number P05 Rev B titled "Proposed Site Plan" and are aware that the parking arrangements for the proposed 3 bed dwelling and 4 holiday lets comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

The LHA will condition that an electric vehicle charging point is provided for the proposed dwelling and cycle storage facilities are provided for the holiday lets as well as the dwelling.

However, the LHA are aware that the site will provide 8 car parking spaces for the 4x 2 bed and 2x 1 bed apartments. While the parking arrangements do not comply with the LHAs parking guidance, with the LHA requiring 10 spaces to be provided, the LHA will accept the shortfall with it being minimal.

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 arrangements shown on Black Barn drawing number P05 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).

3. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 70 metres have been provided at the site access serving the proposed 6 apartments and 4 holiday lets and vehicular visibility splays of 2 metres by 70 metres have been provided at the site access serving the proposed dwelling. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).



4. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary. The gates shall then open away from the highway only.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).

5. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021)

6. The surface water from the approved accesses should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON: In the interest of highway safety to prevent water from discharging onto the public highway.

7. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Black Barn drawing number P05 Rev B. 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).

8. Prior to the first occupation the 3-bed 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.

9. Garage wall hanging cycle storage suitable for 2 bicycles shall be provided within each garage with a separate secure cycle storage facility, suitable for two bicycles being provided for units without a garage.

REASON: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.



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, 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

