

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0272  
Our ref: D3.2023.0272  
Date: 4<sup>th</sup> May 2023

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/0272**

Address: **Twinbrooks Barn Up Brooks Clitheroe BB7 2AG**

Proposal: **Demolition of detached collapsed storage building and erection of one two-storey dwelling with private garden and parking areas. Erection of a two storey outbuilding, providing garage and hobby room serving Twinbrook Barn.**

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 demolition of a storage building, the erection of one dwelling and erection of an outbuilding to serve Twinbrook Barn, Up Brooks, Clitheroe.

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



3/2022/0107- Demolition of detached storage building and erection of three single-storey dwellinghouses with private gardens and parking areas. Vehicular and pedestrian access works off Twin Brook Road and private access drive. Erection of a two-car carport serving barn conversion and associated external works. Resubmission of 3/2021/1202. Refused 08/03/2022.

3/2021/1202- Demolition of detached storage building and erection of three single-storey dwellinghouses with private gardens and parking areas. Vehicular and pedestrian access works off Twin Brook Road and private access drive. Erection of a two-car carport serving barn conversion and associated external works. Withdrawn 03/12/2021.

3/2016/0698- Conversion and extension of agricultural barn into a single dwelling house. Permitted 19/09/2016.

### **Site Access**

The LHA are aware that the site will continue to be accessed off Up Brooks which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed SPA drawing number 5765-16 Rev C titled "Proposed Site Plan" and have no comments regarding the access with it complying with the LHAs guidance.

The LHA would prefer the gate to be setback 5m into the site but given that the section of the road serving the site and Twinbrooks Barn is not publicly maintained, the LHA are unable to request this.

The LHA are also aware that the Developer will close the secondary access located off Twin Brook Road as part of this proposal, which the LHA welcome.

### **Highway Safety**

There have been no Personal Injury Collisions recorded within 500m of the site in the last 5 years and therefore the LHA have no pre-existing highway safety concerns.

### **Internal Layout**

The LHA have reviewed SPA drawing number 5765-16 Rev C titled "Proposed Site Plan" and are aware that 2 car parking spaces can be provided at the site which complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan.

The LHA will condition that a minimum of one car parking space provides an Electric Vehicle charging point and some form of cycle storage is provided.

The LHA are also aware that an outbuilding will be erected for the existing dwelling named Twinbrook Barn. The LHA have no objection to this subject to the annex remains part of the dwelling and is not sub-let without the required permissions.

Furthermore, the internal access to Twinbrook Barn will be extended as part of the proposal with a portion of the existing stone wall removed. The LHA have no objection to this.

## **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 building or use hereby permitted shall be occupied or use commenced until the footway (and/or verge) has been reinstated to full kerb height, 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.

3. 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 5765-16 Rev C. 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).

4. 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.

5. 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

