

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0339  
Our ref: D3.2023.0339  
Date: 31<sup>st</sup> May 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0339**

Address: **Annex at Cuttock Clough House Mill Lane Waddington BB7 3JJ**

Proposal: **Proposed change of use of the annex to use as a holiday cottage, minor changes to external fenestration and conversion of garage to a lounge.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

The Local Highway Authority advice is that the residual cumulative impacts of the development are severe in accordance with the National Planning Policy Framework (2021) and the Local Planning Authority is advised to consider refusal on transport/highway grounds for the reasons outlined in this report.

### **Advice to Local Planning Authority**

The Local Highway Authority advises the following reasons for refusal:

*1. The proposal, if permitted, would lead to the intensification of use of Mill Lane which lacks the adequate width and has a lack of passing facilities deemed safe and suitable for such a proposal. The proposal therefore is not in the interests of highway safety and contrary to paragraphs 110 and 111 of the National Planning Policy Framework (2021).*

**Lancashire County Council**

Phil Durnell

Director of Highways and Transport

PO Box 100, County Hall, Preston, PR1 0LD



## **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of an annexe to form a holiday cottage at Cuttock Clough House, Mill Lane Waddington.

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

3/2008/0825 - Extension and alteration to outbuilding to create "granny" annex. Permitted 19/11/2008.

3/2007/1039 - Extension and alteration to outbuilding to create granny annex. Re-submission. Permitted 21/12/2007.

3/2007/0739 - Extension and alteration to outbuilding to create granny annex. Refused 21/09/2007.

## **Site Access**

The LHA are aware that the existing annex is accessed off an existing private, unadopted access track called Mill Lane, which serves numerous dwellings and Public Footpath FP0343007. Mill Lane is located off Slaidburn Road, which is a B classified road subject to a 60mph speed limit and can provide a through route to Eaves Hall Lane, which is an unclassified road subject to a 60mph speed limit and provides access to bridleway BW0344003.

The LHA have reviewed the supporting documents and understands that a drawing has not been submitted which shows the full length of Mill Lane and the junction onto Slaidburn Road or Eaves Hall Lane.

Usually, the LHA would request that a scaled drawing showing the access track and the junctions are submitted before the LHA can fully assess the application. However, the LHA have reviewed the access track by analysing Mapzone, the digital mapping software used by Lancashire County Council and Google Streetview and are aware that the access track is single width in nature for the full duration of its length and has no formal passing places to ensure that two-way movements can occur.

The LHA are concerned that the lack of passing places along Mill Lane, following the intensification of use, could be to the detriment of highway safety with more vehicles using the substandard track and the visitors likely to be unaware of the current highway situation. Therefore, due to the lack of formal passing places and there being no segregated pedestrian facilities serving Public Footpath FP0343007 along Mill Lane which leads to Slaidburn Road or Eaves Hall Lane, respectively, the LHA are concerned that the proposal could be detriment to highway safety and so object to the proposal.

Furthermore, the LHA are also concerned that visitors to the holiday cottage that are unaware of the existing highway situation along Mill Lane may travel during night-time hours to and from the site, either when arriving or departing the holiday cottage or for leisure activities when staying at the site due to there being limited local amenities within walking distance. The LHA are concerned that this could exacerbate the existing highway



situation given that there are no streetlights along Mill Lane, further adding to the concerns associated with the single tracked nature and the lack of formal passing places along the track should two-way movements be occurring simultaneously.

As a result, given the intensification of use of Mill Lane following the proposal, with the holiday cottage generating more trips than the existing annex, it is more likely that vehicles could meet along the track which could be to the detriment of highway safety and in turn contrary to paragraphs 110 and 111 of the National Planning Policy Framework (2021).

### **Internal Layout**

The LHA have reviewed GHA drawing number Hol.1060.3198.01 titled "Existing and Proposed Plans, Elevations, Site Plan and Location Plan" and are aware that the site complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan for the number of bedrooms.

However, the LHA are concerned that the internal access to the proposed holiday cottage, which crosses the driveway owned by the dwelling, Cuttock Clough House, may become obstructed by parked vehicles belonging to the dwelling. Therefore, should the LHA not have objected to the application, the LHA would have requested that a parking plan was submitted for the dwelling. This would have been to ensure that the parking facilities for the dwelling would not obstruct the usability of the internal access serving the proposed holiday cottage and that the parking facilities for the dwelling would have not been compromised as a result of the application.

### **Conclusion**

The LHA object to the application due to the unsuitability of Mill Lane following the intensification of use of the private, unadopted access track following the proposal.

### **Informatives**

This report sets out why the Highway Authority advises the Local Planning Authority should be refused planning permission. However, should the Local Planning Authority be minded to grant planning permission, please notify the Highway Authority so that advice can be provided on appropriate conditions and contributions to minimise the impact of the development.

Yours faithfully

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

