

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0521
Our ref: D3.2023.0521
Date: 15th August 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2023/0521**

Address: **Evesons Barn Simonstone Lane Simonstone BB12 7NU**

Proposal: **Proposed conversion of disused agricultural barn to one dwelling, including demolition of attached outbuilding, creation of garden area and parking.**

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 of a disused agricultural barn to one dwelling at Evesons Barn, Simonstone Lane, Simonstone.

Site Access

The LHA are aware that the site will continue to utilise a private, unadopted access track located off Simonstone Lane, which is a C classified road subject to a 30mph speed limit. The access track currently serves the site and a number of dwellings which are located beyond the site.



The LHA have reviewed drawing number 200 titled "Proposed Site Plan" and have no comments to make regarding the access and the track. This is because the proposal will take large, slow moving agricultural traffic away from the site and the proposal will not intensify the use of the access. Therefore, the LHA have no further comments to make.

Highway Safety

There have been no Personal Injury Collisions recorded within 300m 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 drawing number 200 titled "Proposed Site Plan" and are aware that while the drawing does not show the designated car parking area for the proposed dwelling, there is ample space on the site to provide a minimum of 3 car parking space to comply with the parking guidance as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no objection to the proposal.

The LHA will condition that a minimum of one car parking space has access to an electric vehicle charging point and some form of cycle storage facility is provided for the dwelling.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number 200 titled "Proposed Site Plan". 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).

2. 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.

3. 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

