

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0533  
Our ref: D3.2023.0533  
Date: 16<sup>th</sup> August 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0533**

Address: **Land Adjacent to Hawthorn Cottage Slaidburn Road Newton in Bowland BB7 3EB**

Proposal: **Proposed demolition of former estate workshop and erection of a two storey detached dwelling. Resubmission of application 3/2022/1094.**

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 demolition of a commercial unit and erection of a two-storey detached dwelling at the land adjacent to Hawthorn Cottage, Slaidburn Road, Newton in Bowland.

The LHA are aware that the application is a resubmission of application reference 3/2022/1094, which was refused by the Local Planning Authority (LPA) on 10<sup>th</sup> March 2023.



The LHA are also that the site is subject to a Permission in Principle application, following application reference 3/2023/0588. This application is currently ongoing.

### **Site Access**

The LHA are aware that the site will be continued to be accessed off a private access track located off Slaidburn Road which is a B classified road subject to a 60mph speed limit.

The existing private access track currently serves three dwellings, a public car park and the existing commercial unit.

Given that the access is existing and generates a significant amount of traffic from the three dwellings as well as the public car park and given that the proposal is likely to generate less traffic than the existing use, the LHA have no further comments to make regarding the site access.

### **Highway Safety**

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

### **Internal Layout**

The LHA have reviewed SPA drawing number 6510-002 Rev A titled "Proposed New Se Dwelling (Re-Designed)" and are aware that the 3 car parking spaces can be provided for the 4 bed dwelling which complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

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 provision is provided.

### **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. 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 6510-002 Rev A. 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).

3. 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.

4. 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

