

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0549
Our ref: D3.2023.0549
Date: 10th August 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2023/0549**

Address: **Thornley Hall Farm Up Bedlam Road Thornley PR3 2TN**

Proposal: **Proposed erection of a two-storey detached farm workers dwelling with attached garage and the creation of a garden area and balancing pond.**

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 outline application, access only, for the proposed erection of a farmers dwelling and the creation of a new access off the public highway at Thornley Hall Farm, Up Bedlam Road, Thornley.

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

3/2022/0265- Proposed erection of a farm workers dwelling and the creation of a new access off the public highway (Outline). Permitted 06/04/2023.



3/2020/0108- Proposed extension to previously approved general purpose store to adjoin existing agricultural building. Permitted 06/04/2020.

3/2019/1073- Proposal to construct agricultural general purpose storage building to adjoin existing farm building. Permitted 13/01/2020.

3/2019/0118- Extensions to agricultural building to house livestock. Permitted 19/03/2019.

3/2019/0096- New agricultural building for livestock and storage. Permitted 19/03/2019.

3/2019/0095- Proposal to construct further extension to approved agricultural building to provide storage and livestock housing. Permitted 19/03/2019.

3/2018/0879- Proposal to construct extension (lean-to) to approved agricultural building. Permitted 07/11/2018.

3/2018/0620- New storage facility for surface water, wash water and diluted liquid manure from agricultural buildings. Permitted 31/08/2018.

3/2018/0338- Proposed extensions to approved agricultural livestock buildings. Permitted 08/06/2018.

3/2018/0146- Proposed agricultural livestock building. Permitted 11/04/2018.

3/2018/0146- Proposed agricultural livestock building. Permitted 11/04/2018.

3/2017/1218- Proposed extension to agricultural building approved under ref 3/2017/0874. Permitted 29/01/2018.

3/2017/0874- Proposed agricultural building. Permitted 09/11/2017.

Site Access

The LHA are aware that the proposed dwelling will be accessed off Up Bedlam Road which is an C classified road subject to a 60mph speed limit.

The LHA have reviewed GHA drawing number Air.1024.3350.02 titled "Proposed Plans and Elevations. Proposed Site Plan. Location Plan" and are aware that the proposed site access is the same as the access which was approved following outline application 3/2022/0265. Therefore, with there being no changes to the geometry or location of the site, the LHA have no objection to the proposal.

The LHA will however condition that a visibility splay drawing is submitted, and the hedge located within the visibility splays are permanently maintained. The LHA accepted visibility splays of 2.4m x 85m eastbound and 2.4m x 81m westbound following a speed survey which was conducted by the Transport Consultant for outline application 3/2022/0265. Therefore, these splays should be shown on a visibility splay drawing following the condition.



The LHA remind the Applicant that a Section 278 agreement is required before any works can commence at the site, following the creation of a new site access and that should the access conflict with the existing telegraph pole to the west of the access, the Applicant will be liable to the full cost of relocating it elsewhere.

The LHA advise the Applicant that should this occur, the Applicant should contact the telecommunications company at the first instance.

Furthermore, the LHA are aware that the Agent has provided a drainage strategy for the proposal. The LHA have reviewed the strategy and require the Agent/ Applicant to contact the Lead Local Flood Authority, with the site aiming to contact to a watercourse which runs to the east of the site. The LHA also require further details regarding where the proposed drain at the site access will connect to. The LHA advise that an internal outfall area will need to be provided or a cut off drain could be used to ensure that water does not discharge onto the adopted highway. Therefore, for these reasons a drainage strategy is still required. For the contact details regarding the Lead Local Flood Authority please see the informative below for more information.

Highway Safety

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

Internal Layout

The LHA have reviewed GHA drawing number Air.1024.3350.02 titled "Proposed Plans and Elevations. Proposed Site Plan. Location Plan" and are aware that while no parking plan has been submitted there is ample space on site to provide a minimum of 3 car parking spaces to comply 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 should have access to an electric vehicle charging point and a cycle storage facility should be 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. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works shall be submitted to and approved by the Local Planning Authority. The works shall include the following:

- Maintenance of the hedge in both directions.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

3. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on GHA drawing number Air.1024.3350.02 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).

4. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 85 metres eastbound and 2.4 metres by 81 metres westbound have been provided at the site access. 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).

5. The surface water from the approved driveway 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.

6. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with GHA drawing number Air.1024.3350.02. 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).

7. 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.



8. 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.

Informatives

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.

Developers should contact the Flood Risk Management Team at Lancashire County Council to obtain Ordinary Watercourse Consent following a drainage connection to a watercourse. Information on the application process and relevant forms can be found here: <https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse>

Yours faithfully

Ryan Derbyshire
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Highway Development Control
Highways and Transport
Lancashire County Council

