

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0960
Our ref: D3.2023.0960
Date: 29th March 2024

FAO Lucy Walker

Dear Sir/Madam

Application no: **3/2023/0960**

Address: **Hough Clough Barn Houghclough Lane Chipping PR3 2NT**

Proposal: **Regularisation of change of use of games room to holiday let.**

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) have been re-consulted on an application for the regularisation of change of use of games room to holiday let at Hough Clough Barn, Houghclough Lane, Chipping.

The LHA previously responded to the application on 30th January 2024, requesting further information. The LHA requested that a traffic survey needed to be conducted to support the application, given that the access would be unable to achieve the required visibility for a 60mph road. The LHA also requested that a parking plan and visibility splay drawing should be submitted.

Since then, the following information has been submitted:



- Traffic Survey document received 29th February 2024.
- Drawing titled "Parking Plan" dated 29th February 2024.
- Drawing titled "Access to Houghclough Lane Visibility Splays. Revised." Dated 27th March 2024.

These documents and drawings will be reviewed below.

Site Access

The proposal will utilise an existing unadopted track located off Houghclough Lane, which is an unclassified road subject to a 60mph speed limit. The access track currently serves 5 dwellings and Public Footpaths FP0312061 and FP0312055.

The LHA are aware that a traffic survey was conducted within the vicinity of the site on 19th-25th February 2025. The traffic survey found that 85th percentile speeds along Houghclough Lane were 30.8mph northwestbound and 33.9mph southeastbound. As a result of these results, the Applicant has provided drawing titled "Access to Houghclough Lane Visibility Splays. Revised." Dated 27th March 2024, which shows that the existing access can provide visibility splays of 2.4m x 44m to the west and 51m to the east. The values of these visibility splays comply with the LHAs visibility splay guidance and so the LHA are satisfied that the access has adequate visibility following the intensification of use of the access.

The LHA have also further reviewed the drawing titled "Access to Houghclough Lane Visibility Splays. Revised." Dated 27th March 2024 and have no comments to make regarding the access width.

Internal Layout

The LHA have reviewed the drawing titled "Parking Plan" dated 29th February 2024 and are aware that the site has adequate parking facilities for the existing dwelling and the proposed holiday let. These parking spaces will not interfere with the Public Rights of Way which run through the site and the Applicant will be able to privately manage this area. Therefore, the LHA have no further comments to make.

Conclusion

The LHA have no objection to the application subject to conditions.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 44 metres to the west and 2.4 metres by 51 metres to the east 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 (2023).

Yours faithfully

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

