

Ribble Valley Borough Council  
Housing & Development Control

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 3/2024/0028  
Our ref: D3.2024.0028  
Date: 20<sup>th</sup> February 2024

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2024/0028**

Address: **Seedalls Farmhouse Eaves Hall Lane West Bradford Clitheroe BB7 3JG**

Proposal: **Change of use of domestic garage and store to two-bedroom holiday accommodation.**

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 change of use of a domestic garage and store to a two-bedroom holiday accommodation at Seedalls Farmhouse, Eaves Hall Lane, West Bradford.

The LHA previously responded to the application on 7th February 2024 requesting an amended plan showing that a minimum of one passing place is provided along the unadopted access track. Since then, the Agent has provided drawing number PL 00 04A titled "Proposed Passing Place." This drawing will be reviewed below.



## **Site Access**

The site will continue to utilise an existing unadopted access track located off Eaves Hall Lane which is an unclassified road subject to a 60mph speed limit. The unadopted access track currently serves the farm and Public Footpath FP0344007. While Eaves Hall Lane also serves Bridleway BW0344003.

The LHA are aware that Eaves Hall Lane, for most of the adopted highway's length is single tracked in nature. However, the LHA have reviewed Appendix 1 within the Planning Statement provided by Judith Douglas which shows that the road has 9 passing places along its length which allows two-way movements to occur. The LHA have validated this by conducting a site visit and agree that the road has a minimum of 9 passing places along its length. The track also has good inter-visibility between each place allowing vehicles to see each other before meeting. Therefore, given that the adopted highway provides an adequate number of formal and informal passing places and the proposal is only small scale in nature generating a small number of trips, the LHA do not have any concerns that the proposal will have a material impact on the adopted highway.

The LHA have further reviewed drawing number PL 00 04A titled "Proposed Passing Place" which shows that the site will provide a minimum of one passing place along the unadopted access track which serves the farm and Public Footpath FP0344007. The LHA welcome the introduction of the passing place which measures 2.2m wide by 15m in length which complies with the LHAs guidance.

## **Internal Layout**

The LHA have reviewed drawing number PL0002 titled "Existing and Proposed Site Plans" which shows that 2 car parking spaces can be provided for the 2-bed holiday cottage. The parking arrangements complies with the parking guidance as defined within the Joint Lancashire Structure Plan.

The LHA will condition that the holiday cottage provides an electric vehicle charging point and some form of cycle storage facility.

## **Construction Management Plan**

The LHA will condition that a Construction Management Plan is submitted prior to commencement following works being undertaken on the unadopted access track which serves Public Footpath FP0344007. The LHA advise the Agent/ Applicant to contact the LHAs Public Rights of Way team to discuss the works before any works commence.

## **Conclusion**

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

## **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 permitted shall be occupied until such time as the access arrangements shown on drawing number PL 00 04A titled "Proposed Passing Place" 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 (2023).

3. 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 PL0002 titled "Existing and Proposed Site Plans". 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 (2023).

4. Prior to the first occupation the holiday let 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.

5. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the holiday let 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**

The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on [PROW@lancashire.gov.uk](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.



Yours faithfully

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

