

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0033
Our ref: D3.2024.0033
Date: 13th February 2024

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2024/0033**

Address: **1 Dewhurst Farm Holiday Let Longsight Road Langho BB6 8AD**

Proposal: **Change of use from holiday let to C3 dwelling with unrestricted residential use.**

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 consulted on an application for the change of use from holiday let to C3 dwelling with unrestricted residential use at 1 Dewhurst Farm, Holiday Let, Longsight Road, Langho.

The LHA are aware of the most recent planning history associated with the holiday let, with the applications being listed below:

3/2019/0076- Proposed erection of a two-storey holiday cottage following the demolition of the existing Dutch barn. Permitted 20/03/2019.



Site Access

The site will continue to be utilise an existing, unadopted access track located off Longsight Road which is an A classified road subject to a 60mph speed limit. The access track currently serves numerous dwellings, holiday lets and Public Footpath FP0346006.

The LHA have reviewed the planning history associated with the site and are aware that improvements to the access and the track have already been made following application reference 3/2019/0076. Therefore, given that the access or the track is unlikely to be intensified further following the proposal, the LHA have no further comments to make.

Internal Layout

The LHA have reviewed the drawing titled "Supporting Plan for Change of Use" and are aware that the parking arrangements comply with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan.

The LHA will however condition, following the change of use that a minimum of one space provides access to an electric vehicle charging point and that the dwelling has access to a cycle storage facility.

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 titled "Supporting Plan for Change of Use". 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).

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

