

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 03.2024.0121
Our ref: 03.2024.0121
Date: 07.08.2024

For the attention of Stephen Kilmartin

Planning Application No: 3/2024/0121
Grid Ref: 363889 439018

Proposal: Proposed extension of farmhouse and conversion of attached existing agricultural barn and adjacent agricultural building to form extended dwelling including creation of basement level with subterranean parking; demolition of other agricultural buildings and replacement with new agricultural stock shed with solar panels and new agricultural storage building to west of farmhouse.
Location: Cuckoo Hall Higher Road Longridge PR3 2YX

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection subject to condition

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 extension of farmhouse and conversion of attached existing agricultural barn and adjacent agricultural building to form extended dwelling including creation of basement level with subterranean parking; demolition of other agricultural buildings and replacement with new agricultural stock shed with solar panels and new agricultural storage building to west of farmhouse at Cuckoo Hall Higher Road Longridge PR3 2YX.

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



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

3/22/0012 - Demolition of existing agricultural building and residential dwelling and construction of 1 replacement dwelling – Appeal lodged – Refused 26.05.2022.

3/2021/1232- Prior notification for erection of 2 no. buildings - one secure for machinery and plant and feeds the other for lambing and calving. Permission required 28/01/2022.

3/2021/1207- Prior notification for the demolition of all buildings associated with Cuckoo Hall Farm. Permitted 21/12/2021.

Site Access

The LHA are aware that the proposed dwelling will continue to be accessed off Higher Road which is an unclassified road subject to a 60mph speed limit.

The LHA have reviewed drawing number PL-002 Rev A, Jan 24 titled "Proposed Site Plan" and have no comments to make regarding the access. This is because the existing access will remain unaltered following the proposal and this is considered acceptable.

Internal Layout

The LHA have reviewed drawing number PL002 Rev A, Jan 24 titled "Proposed Site Plan" and are satisfied that the proposed parking arrangements complies with the parking guidance as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no further comments to make.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with PGB drawing number 020. 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).

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highways and Transport
Lancashire County Council



