

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2024/0153  
Our ref: D3.2024.0153  
Date: 20<sup>th</sup> June 2024

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2024/0153**

Address: **Cumbrian Neddy Lane Billington Lancashire**

Proposal: **Proposed demolition of garage and the gym behind it and construction of new dwelling (self-build) adjacent to the original bungalow and alterations to access to create new parking for existing dwelling.**

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 an application for the proposed demolition of garage and the gym behind it and construction of new dwelling (self-build) adjacent to the original bungalow and alterations to access to create new parking for existing dwelling at Cumbrian, Neddy Lane, Billington.

#### **Site Access**

The site will be accessed off an unadopted access track named Needy Lane which is located off Whalley Road, a C classified road subject to a 30mph speed limit. Neddy Lane,



the unadopted track, serves numerous dwellings along its length and Public Footpath FP0306041.

The LHA have no comments to make regarding the proposed dwelling being accessed from Neddy Lane, apart from the Applicant needing to ensure that they have a vehicular right to access the Public Right of Way.

### **Highway Safety**

There have been one recorded Personal Injury Collisions (PICs) within 500m of the application site in the last five years. Notwithstanding this, the LHA do not have any concerns that the proposal would exacerbate the existing highway safety situation as there are no significant trends among the PICs.

### **Internal Layout**

The LHA have reviewed GHA drawing number Sta.1129.3410.030 titled "Proposed Plans, Elevations and Site Plans" and note that the parking arrangements for the proposed and existing dwelling complies with the LHAs parking standards as defined within the Joint Lancashire Structure Plan.

The LHA will request that a minimum of one car parking space for the proposed dwelling has access to an electric vehicle charging point and some form of cycle storage provision is provided.

### **Conclusion**

The LHA have no objection to the proposal subject to the following 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. 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 Sta.1129.3410.030. 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).

3. Prior to 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.

4. Garage wall hanging cycle storage suitable for 2 bicycles shall be provided within the garage.

REASON: 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

