

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0262
Our ref: D3.2024.0262
Date: 19th June 2024

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2024/0262**

Address: **Burnhouse Farm Back Lane Slaidburn BB7 3EE**

Proposal: **Regularisation of change of use from agricultural land to the siting of three camping lodges, decking, hot tubs and septic tank with associated landscaping works.**

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 regularisation of change of use from agricultural land to the siting of three camping lodges, decking, hot tubs and septic tank with associated landscaping works at Burnhouse Farm, Back Lane, Slaidburn.

The LHA are aware of the most recent planning history associated with the site and so the applications are listed below:



3/2023/0123- Variation of condition 6 of application 3/2021/0721 (Change of use from agricultural to site for three camping pods) to allow decking and hot tubs. Refused 06/04/2023.

3/2021/0721- Change of use from agricultural to site for three camping pods. Permitted 01/09/2021.

3/2020/0942- Change of use from agricultural to the siting of a camping pod and decking. Access track to camping pod. Permitted 22/12/2020.

Site Access

The site will be accessed off an unadopted access track located off Back Lane, an unclassified road subject to a 60mph speed limit.

The unadopted access track serves Public Footpaths FP0329003, FP0329001 and agricultural buildings and dwellings associated with Barnhouse Farm, Hey Farm and Oxenhurst Farm.

Given that the access has already been approved to serve three camping pods following application reference 3/2021/0721, the LHA have no comments to make regarding the suitability of the access, track or the internal access which will serve the proposed camping pods.

Highway Safety

There have been no Personal Injury Collisions recorded within 500m of the site in the last 5 years and therefore the LHA have no pre-existing highway safety concerns.

Parking Arrangements

As shown on MacMarshalls drawing number C193-5-001 titled "Site Plans" a car parking area for a minimum of 3 car parking spaces has been provided. These parking arrangements comply with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan for 3x 1 bed holiday lets.

The LHA will condition that a minimum of one car parking space has access to an electric vehicle charging point and some form of cycle storage provision is provided for the 3 units.

Construction Phase

Given that the application is retrospective, the LHA will not request a Construction Management Plan is conditioned.

Conclusion

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



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 MacMarshalls drawing number C193-5-001. 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).

2. Prior to the first occupation a minimum of one car parking space 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 holiday let units 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

