

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 24.0530
Our ref: D3.24.0530
Date: 4th September 2024

App no: 24.0530

Address: Barn at Cockshotts Farm Stubbins Lane Sabden

Proposal: Proposed conversion of barn to two two-storey, three-bedroom dwellings and one three-storey, four-bedroom dwelling with associated landscaping, outbuildings and parking

The submitted documents and plans have been reviewed and the following comments are made.

Red edge

We would request that the red edge is extended to include the access up to the nearest adopted highway Stubbins Lane. There are no public vehicle rights of access over the bridleway and the applicant must ensure that they have adequate vehicle rights over this section of road.

Access

Stubbins Lane is unclassified adopted highway subject to a 30mph speed limit. The section between Wesley Street and the development site has no separate footways and is lightly trafficked.

Bridleway 03-37070 runs from Stubbins Lane in an easterly direction along the unnamed privately maintained road which provides access to the site. The surface is partly unmade. Any damage to the surface during the construction phase must be repaired by the developer.

Parking

There are 7 car parking spaces proposed which complies with the maximum parking standards for the 2 x 3 and 1 x 4 bedroom dwellings. The plan indicates an electric vehicle charging point in each parking space.

The cycle parking appears to be an external Sheffield stand. This needs to be replaced with a secure and covered cycle store for each dwelling.

Conclusion

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



Lancashire County Council acting as the 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.

Should the application be approved the following conditions are requested.

1. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) Details of working hours
 - ix) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network.

2. Prior to the occupation of each dwelling the driveways and parking areas shall be constructed in a bound porous material and made available for use and maintained for that purpose for as long as the development is occupied.

Reason: To ensure adequate parking provision is provided.

3. Prior to first occupation each dwelling shall have a secure and covered cycle store for at least 2 bicycles. Reason: To support sustainable travel.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk





Green – adopted highway
BW - Bridleway