

Development Control  
Ribbles Valley Borough Council

Phone: 0300 123 6780  
Email: [developer@lancashire.gov.uk](mailto:developer@lancashire.gov.uk)

Your ref: 24.0612  
Our ref: D3.24.0612  
Date: 20<sup>th</sup> December 2024

**App no: 24.0612**

**Address: Land opposite Turner Fold, Read**

**Proposal: Proposed change of use and conversion of single-storey garage/workshop to two storey, two-bedroom holiday let including new dual pitch roof**

Following our original comments dated 19<sup>th</sup> November 2024, the additional information has been reviewed and the following comments are made.

### **Proposal**

The application proposes to provide a two bedroom holiday let with 4 car parking spaces accessed Turner Fold.

### **Access and parking**

There is an existing access on Turner Fold which is unclassified and subject to a 30mph speed limit. The access currently provides access to 2 off-street car parking spaces.

There are no changes proposed to the access itself however the internal area will be increased in size to accommodate 4 car parking spaces.

The applicant has confirmed that two spaces will be for the holiday let and two for the applicant's use, who resides at The Barn, Turner Fold.

The applicant confirms that the off-street parking shown at no.3 Turner Fold was an error.

Upon visiting the site, it is evident due to the geometry of Turner Fold and the on-street car parking which occurs that vehicle speeds will be below 30mph. A visibility splay drawing is provided, as requested which shows splays of 2m by 17m to the east side and 2m by 43m. This is considered acceptable.

The surface materials of the additional area of hardstanding for parking must be paved in a bound and porous material and surface water drainage needs collecting before it enters Turner Fold.

## Conclusion

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. Prior to first use of the development hereby permitted, the car parking shown on the approved plans shall be provided and paved in a bound and porous material. Surface water shall be collected prior to being deposited onto the adjoining highway Turner Fold. Reason: For highway safety.
2. Prior to first use of the development hereby permitted a secure cycle store for 2 bicycles shall be provided and maintained thereafter for that purpose. Reason: To support sustainable travel.
3. The visibility splays shown on the submitted drawing shall be maintained with all vegetation, walls, fences, etc shall be kept below 1m high in perpetuity. Reason: For highway safety.

Kelly Holt  
Highway Development Control Engineer  
Highways and Transport  
Lancashire County Council  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

