

Development Control
Ribble Valley Borough Council

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Your ref: 24.0672
Our ref: D3.24.0672
Date: 18th September 2024

App no: 24.0672

Address: Land north of Woodpecker House Sawley Old Brow Sawley

Proposal: Proposed construction of two single-storey short-term holiday lets.

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

Proposal

The application seeks to erect 2 x 2 bedroom holiday lets with a new access.

Access

Sawley Old Brow is unclassified and subject to a 30mph speed limit. The site is accessed from Sawley Old Brow along an unnamed, privately maintained road.

There are sufficient visibility splays at the Sawley Old Road junction and road width to accommodate the development traffic.

The visibility splays at the site access should be shown on the drawing at X2.4m by Y43m to both sides of the access along the private unnamed road. All boundaries and vegetation within the splay should be kept and maintained below 1m high.

The proposed site access is 10.8m wide and at a gradient of 1:6. This is a very wide opening and steep gradient. The opening should be reduced to 5.5m to reduce the potential for water run-off and the gradient needs to a maximum of 1:10 for vehicles and 1:20 for wheelchair users. The area needs to be paved and drained to ensure that the surface water is collected within the site and to avoid loose debris being deposited onto the road.

If any gates are added to the site access they should be set back by at least 5m from the edge of the carriageway.

The road is privately maintained and the applicant should ensure that any damage to the road is repaired following the construction period.

Parking

The provision of 4 car parking spaces and a cycle store for 4 bicycles is proposed on the plans and for the 2 x 2 bedroom holidays lets is sufficient in accordance with maximum car parking standards.

Conclusion

Lancashire County Council acting as the Highway Authority would recommend amendments to the site access arrangement as detailed above.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 m measured along the centre line of the site access from the continuation of the nearer edge of the carriageway of the unnamed road to points measured 43m to both sides along the nearer edge of the carriageway, from the centre line of the access, in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the street junction or site access.
3. No development shall take place until the site access has been formed and constructed to at least base course level. Reason: To ensure a suitable access is formed.

4. Prior to the first use of the holiday lets the car 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 in use. Reason: To ensure adequate parking provision is provided.
5. Prior to first use of the holiday lets a secure cycle store shall be provided and maintained for that use thereafter for 4 bicycles. Reason: To support sustainable travel.

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