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Your ref: 3/2024/0976
Our ref: 3/2024/0976/HDC/KW
Date: 13 December 2024

Location: The Stables Chaigley Road Longridge PR3 3TQ
Proposal: Permission in Principle for the erection of one dwelling.
Grid Ref: 361167 437895

Dear Maya Cullen

With regard to your consultation letter dated 4 December 2024, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and is of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a permission in principle application for the erection of one dwelling at The Stables Chaigley Road Longridge PR3 3TQ.

The LHA are aware of the planning history for the site which is as follows:

- 3/2021/0070 - Permission in Principle for up to 6 dwellings. Refused
- 3/2018/0507 - Outline application for up to 10 self-build dwellings with all matters reserved save for access. Refused and subsequently the appeal was dismissed reference APP/T2350/W/19/3235162.
- 3/2017/1100 - Outline application for up to 15 self-build dwellings (30% affordable self-build) including access. Refused.
- 3/2016/0604 - Outline application for a two storey dwelling including access. Refused.

Whilst the decision notice for the permission for the stables and arena was not available on the Ribble Valley website, it is assumed that the stables and arena have no restrictions regarding commercial livery uses.

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Site Access

The LHA has reviewed drawing number PL/01/24 and is aware that the proposal includes the existing access onto Chaigley Road, an unclassified road with a 20mph speed limit. The access appears to currently be in poor condition the LHA would look for the access to be resurfaced from the highway edge for 10m into the site to prevent debris being dragged onto the highway.

The access would be shared with its existing use which provides access to equestrian stables.

Internal Layout

As the application is for permission in principle no details have been provided regarding the number of bedrooms and/or parking and turning provisions within the site. It is expected that the proposal provides parking provisions which comply with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. All the car parking provisions must meet the car parking standard size of 2.4m wide and 5m long and be clearly marked out to ensure adequate and acceptable parking provisions across the site.

The planning statement does however refer to an integral garage being included within the development, as such the LHA would advise the applicant that the recommended minimum internal dimensions for a single garage size is 6m in length and 3m wide. The recommended distance of 6m is based on the length of a large family car (Ford Mondeo Estate 4.58m long), clearance at the rear of the car (200mm), overhang of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm). Where garages are smaller than the recommended minimum internal dimension of 6 x 3m they should not be counted as a parking space and the applicant should provide an additional parking space elsewhere.

Sustainability

The site is in close proximity to public transport options with bus stops situation on Higher Road and Chaigley Road with services to Preston (Bus Service 46). The LHA would also look for the inclusion of secure cycle storage to ensure the provision and availability of adequate cycle parking for each resident and the promotion of sustainable forms of transport. Additionally, due to the nature of the application, it is expected that a charging point for electric vehicles is included in the development.

Conditions

Lancashire County Council Highways requests the following conditions be included as part of any future detailed planning application:

1. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
 - 24 Hour emergency contact number.
 - Details of the parking of vehicles of site operatives and visitors.
 - Details of loading and unloading of plant and materials.
 - Arrangements for turning of vehicles within the site.



- Measures to protect vulnerable road users (pedestrians and cyclists).
- Wheel washing facilities.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- Measures to control the emission of dust and dirt during construction.
- Construction vehicle routing.
- Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

2. The development hereby permitted shall not be occupied or brought into use until car parking provisions as detailed within the Joint Lancashire Structure Plan have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.

Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.

3. Prior to first occupation cycle storage provisions for the residential unit shall be 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 promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

4. The garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

Reason: To ensure that adequate parking provision is retained on site.

5. Prior to first occupation that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

Informative note:

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any



works can start, the applicant must contact the Highway Authority at highways@lancashire.gov.uk to ascertain the details of such an agreement. More information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- All references to public highway include footway, carriageway, and verge.
- This consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that the highway surface water drainage system must not be used for the storage of any waters from adoptable United Utility surface water systems or any private surface water drainage systems.
- The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

Yours sincerely

Kate Walsh

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