

Ribble Valley Borough Council
Council Offices
Church Walk,
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: Kathryn.Walsh@lancashire.gov.uk
Your ref: 3/2024/0981
Our ref: 3/2024/0981/HDC/KW
Date: 17 December 2024

Location: Meargill Farm Holden Lane Bolton by Bowland BB7 4LZ
Proposal: Conversion of and extension of agricultural building to one self-build two-bedroom dwelling and formation of residential curtilage (resubmission of 3/2024/0674).
Grid Ref: 376389 451206

Dear Ben Taylor

With regard to your consultation letter dated 10 December 2024, I have the following comments to make based on all the information provided by the applicant to date.

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) are in receipt of an application for the conversion of and extension of agricultural building to one self-build two-bedroom dwelling and formation of residential curtilage (resubmission of 3/2024/0674) at Meargill Farm Holden Lane Bolton by Bowland BB7 4LZ.

3/2024/0674 - Conversion of and extension of agricultural building to one self-build two-bedroom dwelling and formation of residential curtilage. Refused.

3/2023/0598 - Proposed conversion of agricultural building to one two-bedroom dwelling. Application withdrawn.

Site Access

The LHA have reviewed the proposed site plan, drawing 2541-05A, and note the site will utilise an existing access from Holden Lane which will provide access to the existing farm

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house and the proposed dwelling. The access supports two-way movement which removes the need for vehicles to wait within the carriageway.

Internal layout

The Proposed Site Plan, drawing 2541-05A, shows two off street parking spaces which complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. There is also manoeuvring space which allows vehicles to enter and leave the site in forward gear. This area should remain free of obstructions, particularly as the area is shared with the neighbouring property.

Secure covered cycle storage is also provided within a shed is proposed which is acceptable to the LHA.

An electric vehicle charging point is also proposed which shall be fitted in line with the Dept for Transport's guidance which states that charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles.

Public Rights of Way

Public Footpath ref 03-07-010 (Bolton by Bowland) passes through the proposed development site. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

The applicant must be certain that they have private vehicular rights along this public path before driving on it for subsequent access. Without private vehicular rights or permission from the owner it is a criminal offence to drive a motor vehicle on the public path.

Conditions

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions are appended to the decision notice:

1. Prior to first occupation of the approved development the parking and manoeuvring areas shown on the approved plans shall be constructed and laid out and thereafter always remain available for the parking and manoeuvring of vehicles associated with the dwelling and shall be kept free from obstructions in perpetuity.
Reason: In the interest of highway safety to ensure that satisfactory levels of parking and manoeuvring are provided within the site.
2. Prior to first occupation of the approved development secure, covered cycle storage for at least two cycles shall be provided in accordance with the approved plans and shall be permanently maintained thereafter.
Reason: To ensure that the development supports sustainable forms of transport.
3. Prior to first occupation of the approved development an electric vehicle charging point shall be provided in accordance with a scheme to be approved by the Local



Planning Authority. Charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle currently available.

Reason: To ensure that the development supports sustainable forms of transport.

Informative Note

- The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Yours sincerely

Kate Walsh

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
T: 01772 533235
W: <http://www.lancashire.gov.uk>

