

Development Control
Ribbles Valley Borough Council

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

Your ref: 24.1043
Our ref: D3.24.1043
Date: 14th January 2025

App no: 24.1043

Address: Pewter House Farm, Commons Lane, Balderstone

Proposal: Prior approval under Class Q (a) and (b) for the proposed change of use of three adjoining steel portal frame agricultural structures to five dwellings.

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

History

3/204/0753 - Prior approval under Class Q (a) and (b) for the proposed change of use of three adjoining steel portal frame agricultural structures to five dwellings. Refused

3/2024/0266 - Change of use of three adjoining steel portal frame agricultural structures to five dwellings under Class Q (a) and (b) of the GPDO. Refused

3/2023/0865 - Erection of one new self-build dwelling with associated residential curtilage. Refused

3/2023/0725 - Change of use of three adjoining steel portal frame agricultural structures to five dwellings under Class Q (a) and (b) of the GPDO. Resubmission of applications 3/2022/0909 and 3/2022/1072. Refused

Proposal

The application seeks to convert a former agricultural building to 3 x 2-bedroom and 2 x 4-bedroom dwellings with 12 car parking spaces.

Access

The site is accessed from a privately maintained lane named Carr Lane which carried public footpath 3-4-FP34. Commons Lane is the nearest highway maintained at public expense and is unclassified and subject to a 30mph speed limit.

A 7-day automatic traffic count was carried out on Commons Lane between 8th-14th March 2024. The data records 85th percentile speeds of 28.1mph southbound and 27.6mph northbound. Visibility splays of 2.4m by 37m southbound and 36m northbound are required and shown the drawing.

It was previously thought that the splays crossed third party land however land registry records have been submitted to demonstrate that the verge is unregistered and likely a highway verge. The hedges along the boundary of Commons Lane adjacent to the Carr Lane junction are maintained during the summer months to ensure that the required splays are maintained. Therefore, we would amend our previous comments and raise no highway safety concerns with the Commons Lane and Carr Road junction to accommodate the development traffic.

Upon visiting the site, the width of Carr Lane as it meets Commons Lane is not a concern as previously thought when reviewing the plans. The OS mapping is not wholly accurate in this location for the carriageway width.

A new passing place has been constructed and an historic passing place has been reinstated on Carr Lane. This allays will allay our previous concerns.

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.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
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