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Your ref: 3/2025/0009
Our ref: 3/2025/0009/HDC/KW
Date: 17 March 2025

Location: Beck House Stoneygate Lane Ribchester PR3 3YN
Proposal: Proposed change of use of annexe (currently known as Beck House Cottage) to separate residential dwelling.
Grid Ref: 364906 435980

Dear Ben Taylor

With regard to your consultation letter dated 24 February 2025, 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 Proposed change of use of annexe (currently known as Beck House Cottage) to separate residential dwelling at Beck House, Stoneygate Lane, Ribchester.

The LHA are aware of the planning history associated with the site:

3/2024/0006 - Change of use of part of dwelling from annexe accommodation occupied by dependent family members to commercial holiday let. (Approved)

3/2017/0312 - To site a static caravan for temporary means of accommodation up to a period of 12 months ancillary to the main residence adjoining the garden curtilage sited on owned agricultural land (Refused)

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Site Access

The proposal will continue to utilise an existing access and access track which currently serves numerous dwellings, farms and Public Footpath FP0335051. The access and the access track is located off Stoneygate Lane which is a C classified road subject to a 30mph speed limit with an increase to a national speed limit immediately to the west of the access.

A traffic survey was submitted as part of a previous application, application 3/2024/0006, which allowed the LHA to review the visibility splays along Stoneygate Lane. The result of this assessment found that the site access has acceptable visibility splays as such the LHA are satisfied with the access.

Internal Layout

The LHA have reviewed drawing number RTS/415/01/003 titled Internal Layout Plan and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. There is also room to turn allowing ingress and egress in a forward gear. Therefore, the LHA have no objection to the proposal.

Public Right of Way

Please note that there are Public Rights of Way's FP0335051 along the private access track which must not be obstructed during the proposed developments. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. 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 either during construction or 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.

Sustainability

The site shall increase its sustainable transport options to encourage and promote sustainable transport use. This LHA ask that such options are conditioned as part of any approval granted.

Therefore, the development shall include covered secure cycle storage shall be provided for one bicycle space per bedroom 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 to promote sustainable modes of transport. The DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings states 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.

Condition

1. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on the approved plan(s) 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.

2. 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.

Informative notes:

- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. 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
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W: <http://www.lancashire.gov.uk>