

Ribble Valley Borough Council
Housing & Development Control

Phone:
Email:

Your ref: 3/2023/0281
Our ref: D3.2023.0281
Date: 11th May 2023

Dear Sir/Madam

Application no: **3/2023/0281**

Address: **Land at Morans Farm Pendleton Road Wiswell BB7 9BZ**

Proposal: **Proposed change of use of land for the siting of four holiday lodges with associated parking, access and amenity areas. Revision to scheme approved under 3/2020/0981 and 3/2022/1022 part retrospective.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

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 land for the siting of four holiday lodges with associated parking, access and amenity areas at the land at Morans Farm, Pendleton Road, Wiswell.

The LHA are aware that the application is part retrospective with the proposal being permitted by the Local Planning Authority under application reference 3/2020/0981. Since then, there have been various discharge and variation of condition applications associated with the permission, which are listed below:

Lancashire County Council

3/2022/1022- Variation of condition 2 (Plans) from planning permission 3/2020/0981 to allow alterations to the design of units 3 and 4. Permitted 27/02/2023.

3/2021/1105- Discharge of conditions 4 (Construction Management Plan) 9 (Site Access) and 12 (Bat Roosting) of planning permission 3/2020/0981. Permitted 10/02/2022,

The Applicant is aiming to make amendments to the already approved site which includes altering the design of the units, increasing the size of the decking, introducing features to enhance the attractiveness of the units and providing green energy measures. The LHA will review these amendments and amended drawings below.

Site Access

The LHA are aware that the site will be accessed off Pendleton Road which is an unclassified road subject to a 60mph speed limit.

The LHA have reviewed ADM Design drawing number ADM/23/04/01 titled "Site Layout and Landscaping" and are aware that the site access, which has already been approved under application reference 3/2020/0981, will remain unchanged following this application. Therefore, with the access and the sites visibility splays already being approved, the LHA have no comments to make regarding the site access.

The LHA do remind the Applicant and Developer that due to the application creating a new access to serve the site, a Section 278 agreement is required and that the existing access should be stopped up and made redundant following the proposal.

Internal Layout

The LHA have reviewed ADM Design drawing number ADM/23/04/01 titled "Site Layout and Landscaping" and are aware that 2 car parking spaces for each holiday lodge will be provided. This complies with the parking standards as defined in the Joint Lancashire Structure Plan.

The LHA are also aware that the site will provide each lodge with a storage facility for bicycles which the LHA welcome.

Construction Management Plan

The LHA are aware that the sites construction management plan has already been discharged following discharge of condition application 3/2021/1105. However, for the avoidance of doubt, the LHA will still request that this is conditioned given that it is a new permission.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The

construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site.

3. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on ADM Design drawing number ADM/23/04/01 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

4. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 34.15 metres to the right and 2.4 metres by 31.5 metres to the left have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

5. No building or use hereby permitted shall be occupied or use commenced until the verge has been reinstated, where any vehicle crossovers are redundant, in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

REASON: To maintain the proper construction of the highway and in the interest of pedestrian safety.

6. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary. The gates shall then open away from the highway only.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).

7.The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 7 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021)

8.The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with ADM Design drawing number ADM/23/04/01. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

9. No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed. The area shall thereafter be kept free of obstruction and available for the parking of cycles only at all times.

REASON: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.

Informatives

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage.

Yours faithfully


Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council

