

1.0 INTRODUCTION

- 1.1 Application reference 2017/93217 seeks approval for the conversion of a redundant former agricultural building to form a dwelling. This application represents the first phase of a development which will create a total of four dwellings. There are currently three dwellings on site, which will result in a total of seven dwellings deriving access from Langley Lane.
- 1.2 Langley Lane, which joins the A636 at Clayton West, is an unmade private road. It has been designated a public bridleway and can therefore be used by cyclists and horse riders.

2.0 OWNERSHIP

- 2.1 Langley Lane and the private road leading to Emley Lodge Farm is owned throughout its length by the Savile Estate with rights of access granted to the owners of the Farmhouse and Barns.
- 2.2 The road is currently maintained by the landowner, but in the future responsibility will be shared between the various properties that it serves. A management company will be set up to formalise and administer this arrangement.

3.0 DESCRIPTION

- 3.1 Langley Lane and the private road which leads to Emley Lodge Farm is unsurfaced and for the majority of its length is 3.0 m wide with 1.0m wide margins. The fields adjacent to this route are enclosed by hawthorne hedges, which are well-maintained.
- 3.2 A traditional stone arch bridge takes the road over the River Dearne, at which point the road is 3.5m between parapets. A gate at the South-East approach provides a layby for traffic to pass as well as space for the swept turn of larger vehicles.

4.0 PROPOSALS

- 4.1 The passing places as shown on drawing 3620-110 will be formed. These will create laybys with a combined width of 4.5m and a length of 15.0m.

- 4.2 The passing places will be built up in consolidated layers of MOT type 1 hardcore and topped off with 19mm down limestone.

5.0 TRAFFIC VOLUMES

- 5.1 Whilst there will be periodic use of the lane by farm vehicles, the regular delivery and despatch vehicles associated with a working farm has ceased.
- 5.2 Traffic will be restricted to domestic vehicle movements associated with the seven dwellings.