

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0678
Our ref D3.2022.0678
Date 10th August 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0678**

Address: **Chipping Farm Shop Wilsden Garstang Road Chipping PR3 2QH**

Proposal: **To erect (partially retrospective) two timber frame gazebos to the front (roadside) of Chipping Farm Shop. The gazebos include perspex windows to the roadside and end furthest from the car park area. The gazebos are to provide a covered seating area for the consumption of food and drink bought on site.**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the erection of two timber framed gazebos (partially retrospective) with Perspex windows at Chipping Farm Shop, Garstang Road, Chipping.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Site Access

The LHA are aware that the site is located directly off Garstang Road which is a C classified road subject to a 30mph speed limit.

The LHA have reviewed the supporting documents and have been on site and are concerned that the canopy will be located within the site's visibility splays.

To allay the LHAs concern the LHA are requesting a more detailed site access plan is submitted. This should show the footway, the raised planter and the canopy and should show the sites visibility splays.

For information, the LHA remind the Agent and Applicant that an access served off a 30mph road is required to provide visibility splays of 2.4m x 43m in both directions, and that nothing above 0.9m in height should be located within these splays on the land which is in the Applicants control.

Should these minimum visibility splays not be able to be achieved, the Agent should provide the maximum visibility the access can provide.

Internal Layout

The LHA are aware that no information has been submitted regarding the number of car parking spaces the site can provide and the internal floor area of the canopies. However, given that the canopies are existing and that there has been no parking complaints regarding the development and there is a public car park across the road, the LHA will not request further information regarding the existing parking arrangements.

Conclusion

The LHA require further information before the LHA can fully assess the application.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council