

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0678
Our ref D3.2022.0678
Date 9th September 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 a re-consultation 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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The LHA previously responded to the application on 10th August 2022, requesting further information regarding whether the proposed canopy is located in the site's visibility splay.

Since then, the Agent has provided ML drawing number LM/AB/5009. This will be reviewed below.

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 ML drawing number LM/AB/5009 and are aware that the visibility splays provided are not drawn correctly with the splays overlooking third party land. As a result, the LHA require a revised drawing showing the visibility splay at the site access to be drawn correctly so that the LHA can condition that any landscaping or obstructions within the splays are no higher than 0.9m.

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. However, should this not be able to be achieved, maximum splays should be provided.

The LHA note however, that the splays are unlikely to be obstructed by the proposed canopy but require the revised plan to future proof the site.

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