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Your ref:  
Our ref: LHS/CS/3/2016/1159  
Date: 24<sup>th</sup> January 2017

For the attention of Robert Major.

<b>Proposal:</b>	Erection of a farm tea room and car park on agricultural land.
<b>Location:</b>	Gazegill Organic Farm Lower Gazegill Farm Dancer Lane Rimington BB7 4EE
<b>Grid Ref:</b>	382097 - 446306

With regard to your letter dated the 14<sup>th</sup> December 2016.

The site was visited on the 18<sup>th</sup> January 2017 at 13:25.

The Highway Development Control Section does not have any objections in principle to the proposed tea room, providing the applicant provides passing places along Dancer Lane.

While the Development Control Section is not objecting, providing the passing places are provided, to the proposed tea room they have reservations about any future development due to highway capacity and the impact on safe movements to the site where traffic movement will increase.

Based on the car parking recommendations in the Joint Lancashire Structure Plan and the Highway Development Control Section is of the opinion that the applicant has provided adequate off road parking provision for the tea room and other facilities on site for education and the farm shop.

Dancer Lane is a private road and is not subject to any future adoption agreement. The applicant should check with their solicitor that they have rights to make alterations to this road to provide the recommended passing places.

From or mapping system "Mapzone", the proposed development will have a direct impact along definitive footpaths 3-36-FP17, 3-36-FP14, 3-36-FP17. I have forwarded details of this planning application to Lancashire County Councils Public Rights of Way Section and asked them to contact you directly regarding any comments they may like to make.

The Highway Development Control Section is of the opinion that the proposed development will increase traffic movements along Dancer Lane with insufficient passing places. While on site I had two occasions where myself and another car needed to reverse to a passing place to let the other pass. The existing limited passing place are not indivisible and are also limited width field access and/or farm yard access points.

The applicant to provide a scheme of passing places along Dancer Lane where the passing places are intervisible, to reduce the likelihood of reversing on a narrow road with restricted forward visibility and is used as a public right of way. Where an acceptable level of passing places are not provide the Highway Development Control Section would raise an objection to the development in the interest of highway safety.

The Highway Development Control Section recommends the following conditions as part of the formal planning decision: -

1. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter. Reason: Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.
2. The car parking and manoeuvring scheme to be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter and for communal use only no spaces reserved for individual dwellings. Reason: To allow for the effective use of the parking areas.
3. A scheme for vehicle passing places along Dancer Lane to be approved by the Local Planning Authority and the vehicle passing places provided in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter. Reason: In the interests of highway safety for pedestrians and to provide safe passing places and restricting the distance vehicles may need to reverse to allow on coming vehicles to pass.

If you have any questions please do not hesitate to contact me.

Yours sincerely

Stewart Gailey  
Highway Development Control Engineer