

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2019/0569
Our ref Robert Gregg
Date 8th August 2019

Dear Lee

Application no: **3/2019/0569**

Address: **Foxfields Farm, Whalley Road, Hurst Green, BB7 9PN**

Proposal: **Erection of single-storey events/function building. Extension of service road and grass over hardstanding area currently used as a base for a marquee**

I have viewed the plans and submitted documents and I have the following comments to make:

Summary

No objection in principle subject to matters being addressed.

Lancashire County Council acting as the Local Highway Authority has no objection to the principle of the development proposal, however a number of issues have been identified that require addressing.

Access

Access to the proposed events/function building will be via an existing access point on Whalley Road, which is a classified Road namely B6243 and is also subject to the national speed limit.

Parking

In accordance with the submitted application form, 70 existing parking spaces will be required for the proposed events/function building with zero difference in the existing parking spaces at the application site, which would indicate there is no further requirement for any additional parking.

Phil Durnell

Director of highways and Transport
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However, the design and access statement suggests there is additional overflow parking which is readily available and can provide an extra 230 parking spaces, it is also stated that "they are not likely to be needed". However when including the overspill parking areas, there is a total of 300 parking spaces.

With the potential for 300 parking spaces to be associated with both, the events and glamping business, justification for the potential for such over intensification of use is required. Furthermore, the overspill parking areas have not been demonstrated within the submitted plans.

The submitted documentation also refers to there being ample car parking which provides more than enough car parking for large functions and allows access, turning and parking space for large vehicles such as coaches, articulated Lorries and farm vehicles, and also refers to the business's provision to encourage sustainable and shared transport options. Therefore a swept path analysis is required, determining the safe access of coaches and articulated Lorries at the access point, access lane and turning areas aforementioned above.

It must also be stated that, if planning permission is granted for the events/function building, being a permanent structure with increased business potential. Then the approved parking provision shall remain the same in perpetuity of the development and therefore if a further 28 functions are also permitted per year for marquees / tepees, which would coincide with the proposed planning application for a permanent events/function building, then ultimately the application site would generate a higher provision for parking than the 70 existing parking space as documented within the submitted application form and an overall intensification of use.

Conclusion

I would ask that clarification is provided with regards to the potential 300 parking spaces and why there would be such a requirement, also a swept path analysis is required for the associated coaches and articulated Lorries.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01282 470840.

Yours faithfully

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