

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2019/0569  
Our ref Robert Gregg  
Date 21<sup>st</sup> 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 no conditions**

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

### **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**

Having being in receipt of the additionally requested information with regards to parking provision. The newly revised design and access statement, issue number 2 dated 20/08/2019 states the following;

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#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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*"The existing access track from the entrance point off Whalley Road to the site entrance presently provides adequate space for cars, taxis, coaches, minibuses and HGVs to manoeuvre and enter the site. Vehicle parking provision is provided on the large hardstanding area, which comfortably provides enough parking space for the events that currently take place in the marquee/tipis, glamping pods and for camping (approximately 70 spaces capacity). Based upon previous site use/the existing business, more car parking spaces will not be required. The parking capacity exceeds the needs for the proposal and there is ample space on the existing hardstanding area for vehicle turning and parking for minibuses, taxis and coaches as part of the businesses provision to encourage sustainable and shared transport options"*

Therefore, with no additional requirement for any overflow parking, the Local Highway Authority would consider 70 parking spaces to be sufficient for the proposal.

The requirement for a swept path analysis to be undertaken at the application site to ensure the safe manoeuvrability of coaches and articulated Lorries to be associated with the proposal has been carried out and is also considered to be sufficient for the proposal

Although It must be reiterated that, if planning permission is granted for the events/function building, being of 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 i.e. of a temporary structure, alongside the proposed permanent structure which would then coincide with the above 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 would as a result lead to an overall intensification of use at the application site.

## **Conclusion**

In accordance with the submitted plans, documentation and additionally requested information;

I would raise no objection to the proposal on highway grounds.

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

Yours faithfully

**Robert Gregg**

Development Support Technician

Highways and Transport

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