

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0457
Our ref D3.2021.0457
Date 19th May 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0457**

Address: **Marl Barn Wigglesworth Road Slaidburn Lancashire BD23 4SX**

Proposal: **Proposed extension of existing campsite to provide additional 3 caravan pitches and 4 camping glamping pods. Erection of a proposed toilet and welfare facilities building and associated landscaping works. Resubmission of 3/2021/0215.**

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

Summary

No objection subject to 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 subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed extension of an existing campsite to provide 3 additional caravan pitches and 4 camping glamping pods at Marl Barn, Wigglesworth Road, Slaidburn.

The LHA are aware of the recent planning history at the site with the Local Planning Authority refusing application reference 3/2021/0215 on the 21st April 2021. The

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application was to provide 10 additional caravan pitches and 4 glamping pods at the site.

Site Access

The proposal will be accessed off Wigglesworth Road which is a B classified road subject to a 60mph speed limit.

The sites access is already existing, serving the existing campsite and will remain unaltered following the proposal. Therefore, with the access already being existing and recently approved by the LHA for the intensification of use following application reference 3/2021/0215, the LHA have no further comments to make.

Internal Layout

The LHA have reviewed SPA drawing number 6262-02 Rev B titled "Proposed Site Plan" and understands that the site will provide one car parking space per caravan pitch and glamping pod. This complies with the guidance contained in the Joint Lancashire Structure Plan and therefore the LHA have no further comments to make regarding the parking layout at the site.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with SPA drawing number 6262-02 Rev B. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

Yours faithfully

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