

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1057
Our ref D3.2021.1057
Date 23rd December 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/1057**

Address: **Land at Mytton Fold Golf Course Whalley Old Road Langho BB7 9JF**

Proposal: **Change of use of land including the extension of existing access track, installation of fencing, planting and shelter to provide dog day care area and halfway house for Golf Course with associated infrastructure with ancillary facilities.**

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 an application for the change of use of the land to provide a dog day care area and a halfway house for the Golf Course at the land at Mytton Fold Golf Course, Whalley Old Road, Langho.

Phil Durnell

Director of highways and Transport
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Site Access

The LHA understands that the proposed access will be provided off Whalley Old Road which is a C classified road subject to a 40mph speed limit.

The proposed access, as shown in the Parish Council response, is part retrospective with the access being implemented without prior consent. This has meant that the previous pedestrian gated access which served Public Footpath 3-6-FP24 has been removed.

The LHA, in any case, have reviewed Lakeland drawing number RA-2158-04 titled "Visibility Splay" and understands that the access will be 4m wide. This complies with the LHAs guidance.

However, should a gate be provided at the site access, the gate is required to be setback a minimum distance of 5m from the public highway to comply with the LHAs guidance.

Furthermore, the LHA have reviewed Lakeland drawing number RA-2158-04 titled "Visibility Splay" and understands that visibility splays of 2.4m x 65m have been provided in both directions. This complies with the LHAs visibility splay guidance for a 40mph road.

Despite this, the LHA are concerned that the visibility splays overlooks third party land, which the Applicant does not own. This is because the LHA have compared Lakeland drawing number RA-2158-03 titled "Location/ Block Plan" which shows the area to the right and the left where the visibility splays are provided are not included in the red line boundary of the site. Therefore, the LHA are unable to accept the visibility splays because the LHA would require anything within the visibility splays to be lowered to a height of no higher than 1m to ensure that vehicles are able to view the highway.

By reviewing the Supporting Statement provided by the Applicant, the LHA are aware that the land belongs to the Applicants Grandmother. Therefore, the LHA suggest that, should this be agreeable to both parties, that the red line boundary of the site is extended to include the visibility splays at the site access, or the visibility splays are redrawn showing that the splays do not overlook third party land.

Internal Layout

The LHA also require further information in the form of an Operation Statement regarding the proposal. This is because the LHA are aware that the maximum number of dogs at the site will be 16. Therefore, the LHA require information regarding whether the 16 dogs will be all picked up and dropped off by the proposal's delivery service. If this is the case, how many trips will this generate for the delivery vehicle per day?

If the delivery service for the dog day care centre will not pick up and drop off all of the dogs to the owner's house, the LHA may require more car parking spaces to be provided at the site. This should be shown on a revised parking plan.

Conclusion

Following the submission of further information, the LHA will be in a better position to fully assess the application.

Yours faithfully

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