

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1057
Our ref D3.2021.1057
Date 19th January 2022

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

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 a re-consultation 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
Lancashire County Council
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The LHA previously responded to the application on 23rd December 2021, requesting further information regarding the visibility splays. The Agent has now submitted an email dated 10th January 2022, which will be reviewed below.

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 LHA 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.

Furthermore, the LHA have reviewed the drawing 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.

The LHA are also aware by reviewing the supporting information from the Agent and the LHAs records, that the visibility splays overlooks highway land rather than third party. Therefore, the LHA have no issues in accepting and conditioning that anything within the splays are less than 0.9m in height.

Highway Safety

There have been one recorded Personal Injury Collisions (PICs) within 500m of the application site in the last five years. Notwithstanding this, the LHA do not have any concerns that the proposal would exacerbate the existing highway safety situation as there are no significant trends among the PICs.

Internal Layout

The LHA have reviewed the supporting information provided by the Agent in the email dated 10th January 2022 and are satisfied that the parking arrangements complies with the parking guidance found in the Joint Lancashire Structure Plan.

The LHA are also aware that all 16 dogs on site will be picked up and dropped off by the Applicant in one trip. Therefore, only two trips will occur per day to the site and so as a result the LHA have no objection to the proposal.

Public Footpath 3-6-FP24

The LHA are aware that Public Footpath 3-6-FP24 runs adjacent to the site access and leads through the Golf Course. The LHA, after consulting the LHAs Public Right of Way Team, have no objection to the proposal due to the Public Footpath remaining unaltered and only two trips per day likely to occur at the site access.

The LHA do, however, remind the Applicant of the informatives below regarding the PROW.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Lakeland drawing number RA-2158-04 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

2. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

3. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary, nor shall any be erected within a distance of 5 metres of the highway boundary unless hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).

4. The number of dogs shall be limited to 16 per day.

REASON: To ensure that any future changes to dog numbers and the operation of the business can be fully considered by the Local Planning Authority, in consultation with the Highway Authority, and in the interest of highway safety.

5. The development hereby permitted shall provide a pickup and drop off service for all 16 dogs for the duration of the sites use.

REASON: In the interest of highway safety.

6. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Lakeland drawing number RA-2158-01. 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 (2021).

Informatives

The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Yours faithfully

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