



Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1235
Our ref D3.2021.1235
Date 23rd December 2021

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/1235**

Address: **Cunliffe Moss Farm Saccary Lane Mellor BB1 9DL**

Proposal: **The change of use of agricultural land to dog walking area, the erection of building to accommodate a dog grooming/rest area and the erection of a field shelter**

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 change of use of agricultural land to a dog day care centre at Cunliffe Moss Farm, Saccary Lane, Mellor.

The LHA are aware of the most recent planning history at the site, with it being listed below:

Phil Durnell

Director of highways and Transport
Lancashire County Council
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3/2019/0493- Extension to existing structure and roofing over existing muck heap and farm yard concreting works. Permitted 09/08/2019.

3/2017/0700- Full and partial demolition of agricultural buildings and erection of three detached, two-storey holiday cottages. Permitted 27/10/2017.

Site Access

The LHA are aware that the proposal will utilise an existing private, unadopted agricultural access track which serves the existing farm and the three dwellings at the site.

The LHA are aware that the access track is located off Saccary Lane which is a C classified road subject to a 60mph speed limit.

The LHA have reviewed GHA drawing number Ain/798/3080/03 titled "Location Plan" and have no comments to make regarding the access. This is because the access is existing, and the proposal is only likely to generate four additional trips per day due to the dog day care pickup and drop off service. Therefore, the access will not be fully intensified following the proposal.

To ensure that the access is not fully intensified with the LHA being concerned regarding the vehicular visibility at the site access, the LHA will condition that the proposal provides a pickup and drop off only service for the maximum level of 8 dogs at the site.

Internal Layout

The LHA have reviewed GHA drawing number Ain/798/3080/02 titled " Existing and Proposed Site Plans" and are satisfied that the proposed parking arrangements complies with the Joint Lancashire Structure Plan.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with GHA drawing number Ain/798/3080/02. 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).

2. The use hereby approved shall not be open to visiting members of the public. Customers dogs shall arrive instead by the pickup and drop off delivery service provided by the Applicant.

REASON: In the interests of access and highway safety.

3. The number of dogs shall be limited to 8 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.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council