

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0047
Our ref D3.2022.0047
Date 30th March 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0047**

Address: **Cuthbert Hill Farm Garstang Road Chipping Lancashire**

Proposal: **New access to the highway (following the blocking off of existing) and extension to existing agricultural building.**

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 erection of a new access and extension to an existing agricultural building at Cuthbert Hill Farm, Garstang Road, Chipping.

The LHA previously responded to the application on 17th March 2022, requesting further information regarding the proposed visibility splays at the site. The Agent has now submitted ML drawing number SP/EH/4026a titled "Proposed Site Plan" and this will be reviewed below.

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

3/2021/1075- Regularisation of change of use of dwelling house (use class C3) to holiday let (sui generis) and siting of ancillary welfare unit. Permitted 22/12/2021.

3/2013/0340- Proposed extension to an existing agricultural building to provide storage for silage and straw to be used for cattle on the farm. Permitted 05/11/2013.

3/2012/0274- Proposed new agricultural building for the storage of manure. Permitted 14/09/2012.

Site Access

The LHA are aware that the site which consists of a holiday let and agricultural buildings, is currently accessed off Garstang Road which is a C classified road subject to a 60mph speed limit.

The LHA are aware that the proposal is aiming to relocate the site access, approximately 10m to the west along Garstang Road. The existing access will then remain as existing but will only be used to serve pedestrians with Public Footpath 3-12-FP74 going through the site.

The LHA have reviewed ML drawing number SP/EH/4026a titled "Proposed Site Plan" and are aware that the existing access will be reduced to 2m wide to ensure that only pedestrians will use the access. The LHA advise the Applicant to contact the LHAs Public Right of Way team, please see informative below, to discuss the type of pedestrian gate which will be suitable for the access.

The LHA have also reviewed the proposed access and are satisfied that the access width and the setback distance of the gate complies with the LHAs guidance.

Furthermore, the LHA have reviewed the sites visibility splays and are aware that the site can provide visibility splays of 2.4m x 180m to the left and 2.4m x 215m to the right of the access.

While the LHA are aware that the visibility splay to the left of the access does not comply with the LHAs guidance, which requires a 60mph road to provide visibility splays of 215m in both directions and that the splay to the right is unlikely to be able achieve the minimum visibility due to the topography along Garstang Road, the LHA will accept any shortfall.

This is because speeds along Garstang Road are unlikely to reach speeds in excess of 60mph, given the narrow nature of the carriageway and the topography of the road. Therefore, the LHA will accept any shortfall in visibility and so have no objection to the proposal.

The LHA do advise the Applicant that a Section 278 agreement is required to be agreed before any work can commence at the proposed access. All of the information can be found in the informative below.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on ML drawing number SP/EH/4026a 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. No building or use hereby permitted shall be occupied or use commenced until the footway (and/or verge) has been reinstated to full kerb height, where any vehicle crossover(s) are redundant, in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

REASON: To maintain the proper construction of the highway and in the interest of pedestrian safety.

3. No building or use hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and/or cyclists have been constructed in accordance with the approved plans and shall thereafter be retained for access purposes only.

REASON: In the interests of highway safety.

4. 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 splays shown on ML drawing number SP/EH/4026a. 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.

5. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 6 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Informatives

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

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



Highway Development Control
Highways and Transport
Lancashire County Council