

Ribble Valley Borough Council  
Housing & Development Control

Tel  
Email

Your ref 3/2022/0047  
Our ref D3.2022.0047  
Date 17<sup>th</sup> 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**

#### **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**

The Local Highway Authority (LHA) are in receipt of an application for the erection of a new access and extension to an existing agricultural building at Cuthbert Hill Farm, Garstang Road, Chipping.

The LHA are 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.

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.

However, should the application be permitted, the LHA inform the Applicant that the access should be reduced in length to approximately 2m to enable the access to be used for the Public Footpath and to prevent vehicles from using the access.

In any case, the LHA have reviewed ML drawing number SP/EH/4010 titled "Building Plans" and are satisfied that the access width and the setback distance of the gate complies with the LHAs guidance.

However, the LHA are aware that a welfare unit was approved under application reference 3/2021/1075 and was located adjacent to the farmhouse. This unit, which will be adjacent to the access track into and out of the site, is not shown on any of the supporting documents. Therefore, to ensure that the access track into and out of the site is suitable, the LHA require a revised drawing to be submitted showing the approved welfare unit.

If the welfare unit is not going to be erected at the site, a short statement stating this should be submitted.

The LHA have also reviewed ML drawing number SP/EH/4026 titled "Visibility Splays" and understands that the drawing shows that the access can provide visibility splays of 2.4m x 215m to the right of the access. This complies with the LHAs guidance for a 60mph road.

However, the visibility splay to the left of the access is not scaled and, in any case, the LHA are unable to accept the visibility splays currently provided. This is because the visibility splays are not drawn from a setback distance of 2.4m from the public highway. The splays into the carriageway are not provided via a single line denoting the splay. Instead, they are provided with a hatched line in both directions with the thickness of the line being approximately 1.2m. Therefore, it is difficult for the LHA to assess clearly the sites visibility.

As a result, the LHA require a revised visibility splay drawing to be submitted to show the vehicular visibility the site can provide.

The LHA remind the Applicant that should the site not be able to achieve the minimum visibility for a 60mph road, a speed survey should be submitted highlighting the 85<sup>th</sup> percentile speeds within the vicinity of the site access.

Before the LHA can fully assess the application, the LHA require further information explained above to be submitted.

Yours faithfully



Highway Development Control  
Highways and Transport  
Lancashire County Council