

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2022/0678  
Our ref D3.2022.0678  
Date 28<sup>th</sup> October 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0678**

Address: **Chipping Farm Shop Wilsden Garstang Road Chipping PR3 2QH**

Proposal: **To erect (partially retrospective) two timber frame gazebos to the front (roadside) of Chipping Farm Shop. The gazebos include perspex windows to the roadside and end furthest from the car park area. The gazebos are to provide a covered seating area for the consumption of food and drink bought on site.**

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 two timber framed gazebos (partially retrospective) with Perspex windows at Chipping Farm Shop, Garstang Road, Chipping.

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#### **Phil Durnell**

Director of highways and Transport  
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The LHA previously responded to the application on 10th August 2022 and 9th September 2022, requesting further information regarding whether the proposed canopy is located in the site's visibility splay.

Since then, the Agent has provided ML drawing number LM/AB/5010. This will be reviewed below.

### **Site Access**

The LHA are aware that the site is located directly off Garstang Road which is a C classified road subject to a 30mph speed limit.

The LHA have reviewed ML drawing number LM/AB/5010 and are aware that the site can provide minimum visibility splays of 2.4m x 43m in both directions, with the splays being located out of the gazebos. Therefore, the LHA have no objection to the proposal.

### **Internal Layout**

The LHA have reviewed ML drawing number LM/AB/5010 and are aware that 5 car parking spaces are provided at the site. While the LHA are aware that no information has been provided regarding the internal floor area of the canopies, the LHA are aware that the canopies are retrospective and there has been no parking complaints regarding the development and there is a public car park across the road. Therefore, with this in mind the LHA have no objection to the proposal.

### **Conditions**

1. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 43 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with ML drawing number LM/AB/5010. 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).

Yours faithfully

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