

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0766
Our ref: D3.2022.0766
Date: 8th September 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0766**

Address: **Shackletons Garden Centre Ltd Clitheroe Road Chatburn BB7 4JY**

Proposal: **Proposed erection of two open canopies within the existing sales area of the garden centre.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection

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.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of two open canopies within the existing sales area of the garden centre at Shackletons Garden Centre Ltd, Clitheroe Road, Chatburn.

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

3/2020/0911- Proposed two-storey extension to rear and re-modelling of home and garden centre, including additional indoor and outdoor retail space and increased cafe area and play area. Ongoing.

3/2018/0025- Change of use of agricultural land to extend existing car park. Permitted 01/03/2018.

Lancashire County Council

Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD



3/2013/0776- Renewal of planning permission 3/2010/0378. Permitted 11/10/2013.

3/2010/0378- Proposed Aquatics Building. Permitted 02/09/2010.

3/2009/0902- Erection of warehouse and internal security fencing. Permitted 15/01/2010.

3/2008/0296- Erection of a canopy between the sales area and the cafe. Permitted 28/05/2008.

3/2007/0694- Dismantle aquatics building to enable construction of extension (planning approval 3/2007/0329P); re-assemble in new position; re-position security fencing adjacent to relocated aquatics building. Permitted 03/10/2010.

3/2007/0329- Replacement and extension of Aquatics building and installation of two fire doors in replacement building approved under planning reference 3/2005/1034P. Permitted 20/07/2007.

3/2005/0998- Modification of condition no.4 on planning consent 3/1999/0399P to allow the opening of the garden centre to 8pm on Thursdays and Fridays. Permitted 08/02/2006.

3/2005/0999- Use of Cafe as Restaurant open to 2400 hrs on Thursdays to Saturdays. (Retrospective). Permitted 03/09/2009.

3/2005/1000- Increase in the range of goods for sale to include homeware, gifts and indoor fish. (Retrospective). Permitted 03/09/2009.

3/2003/0098- Change of use of agricultural land to provide additional parking, turning circle and growing on area for Garden Centre. Creation of two new accesses and re-routing of footpath. Permitted 10/06/2003.

The LHA have reviewed the supporting documents and are aware that the canopies will be located within the existing sales area located in the Garden Centre area of the retail unit. Therefore, with the canopies not extending the sales area and rather complimenting it, the LHA have no comments to make regarding the proposal.

Yours faithfully

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

