

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0857
Our ref D3.2021.0857
Date 29th September 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0857**

Address: **Croasdale Farm 1 Whinney Lane Langho BB6 8DQ**

Proposal: **Retention of the unauthorised creation of an access track, a parking area, hard standing areas, pathways and the erection of a toilet/shower block.**

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 retention of an unauthorised access track, a parking area, hard standing areas, pathways and the erection of a toilet/shower block at Croasdale Farm, 1 Whinney Lane, Langho.

The LHA are aware of the sites recent planning history with it being listed below:

3/2021/0751- Change of use of land from agricultural to camping with resurfaced track, gravel pitches and amenities. Refused 12/10/2021.

Phil Durnell

Director of highways and Transport
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3/2019/0642- Change of use of agricultural land to D2 (assembly and leisure) and installation of up to six camping pods/holiday cabin accommodation and associated site works. Withdrawn 23/10/2019.

Site Access

The LHA understands that the proposal will utilise the existing access directly off Whinney Lane which is a C classified road subject to a 30mph speed limit. The access connects to an agricultural track which serves the existing farm. Following the proposal, the site will have two tracks- one serving the farm while the other serving the camping site.

The LHA have reviewed ALH Design Service drawing number 00A titled "Location Plan" and are satisfied that the access arrangements complies with the LHAs guidance and so the LHA have no further comments to make.

The LHA also welcome the implementation of the passing bays along the proposed access track, which is shown on the drawing.

Highway Safety

There have been no Personal Injury Collisions recorded along Whinney Lane and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed ALH drawing number 00 titled "Location Plan" and understands that 6 car parking spaces will be provided for the 4 tents and the "Shepherds hut." This complies with the Joint Lancashire Structure Plan and so the LHA have no further comments to make.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on ALH Design Service drawing number 00A 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. 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 10 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).

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with ALH drawing number 00. 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