

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0927
Our ref: D3.2022.0927
Date: 1st December 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0927**

Address: **Blue Bell Farm Higher Road Longridge PR3 2YX**

Proposal: **Proposed change of use from Class B1(a) and Class B1(b), and use of building for storage of private cars and workshops, to Class E.**

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

Introduction

The Local Highway Authority (LHA) are in receipt of a re-consultation for the proposed change of use of a Class B1 (a), Class B1 (b) and use of a building for storage of private cars and workshops to Use Class E at Blue Bell Farm, Higher Road, Longridge.

The LHA previously responded to the application on 25th October 2022, requesting further information regarding the sites visibility splays and requesting an Operation Statement detailing the use of the end user.

Lancashire County Council

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



Since then, the Agent has submitted Eddisons document titled "Transport Note" which will be reviewed below.

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

3/2019/0471- Proposed single storey extension and conversion of laboratory and office to a live work unit. Permitted 29/06/2020.

3/2018/0330- Erection of one new dwelling with occupier restricted to those associated with Alchemie Technology; extension to existing laboratory and office (use class B1a and B1b). Withdrawn 26/06/2018.

3/2015/0918- Retention of unauthorised change of use from Agricultural to B1(a) and B1(b) (office and laboratory) in addition to car storage and private workshop (sui generis). Permitted 24/11/2015.

3/2007/0629- Retrospective application for the demolition of existing buildings and erection of two new buildings for the breeding/rearing of pigs and production/packaging of sausages. Withdrawn 25/01/2008.

Site Access

The LHA are aware that the site will continue to be accessed off Higher Road which is an unclassified road subject to a 60mph speed limit.

The LHA have reviewed Eddisons drawing number 3909-F01 titled "Proposed Site Plan" and are aware that the proposal will alter the existing access which currently serves the B1 development. The proposal will narrow the site access from approximately 6.8m wide to a width of 4.5m with a kerb radii of 4m.

The LHA are aware that no Operation Statement has been provided to support the application. As such the LHA advise the Agent that the access should remain unaltered with the access already serving a B1 development and the width of the access being wider than 6m which complies with the LHAs guidance.

Should the Agent wish to alter the access, an Operation Statement should be submitted detailing the use of the end user or if there is no end user currently, give an indication as to the type of use within Use Class E in which the proposal is likely to be categorised as.

The LHA are also aware by reviewing the Transport Consultants, Eddisons, document titled "Transport Note" that the Consultant has conducted a speed survey within the vicinity of the site access between 8th-14th November 2022.

The speed survey found that the site access is required to provide visibility splays of 2.4m x 87m to the right and 2.4m x 92m to the left of the access. These vehicular visibility splays were provided on Eddisons drawing number 3909-F01 titled "Proposed Site Plan" which complies with the LHAs guidance.

However, should the access remain unaltered, as advised above, a revised visibility splay drawing is required.



Internal Layout

The LHA have reviewed the supporting documents and understands that no parking plan has been submitted to support the application. The LHA remind the Agent that the proposal should comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, for its use which should be determined in an Operation Statement.

As highlighted above, should no end user be identified, the Agent should give an indication as to the type of use within Use Class E in which the proposal is likely to be categorised as, with each use having different parking requirements which need to be followed given the unsustainable location of the site.

Conclusion

The LHA require further information before the LHA can fully assess the application.

Yours faithfully

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

