

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0935
Our ref: D3.2022.0935
Date: 28th November 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0935**

Address: **Read and Simonstone Village Hall 6 East View Read BB12 7PS**

Proposal: **Retention of unauthorised change of use from former private allotment to new outdoor space comprising hardstanding area, french trench, internal retaining wall with steps, vehicle access gate, tiered boundary planter wall, pedestrian access gate and post and rail fence. Outdoor space to be utilised for temporary land uses under permitted development.**

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 retrospective change of use of a former private allotment to a new outdoor space to be used by Read and Simonstone Village Hall, 6 East View, Read.

The LHA are aware that the site will be accessed off East View which is an unclassified road subject to a 20mph speed limit.

Lancashire County Council

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



The LHA have reviewed SPA drawing number 5387 S01a titled "Proposed Site Plan" and are aware that the access will be a minimum of 6m wide, which complies with the LHAs guidance.

However, the LHA are aware that the location of the access will be adjacent to the crossroads junction between East View/ Tennyson Avenue/ Greenacres. The LHA are currently unable to support the creation of an access adjacent to a crossroads junction for highway safety reasons with the LHA requiring a minimum distance of 10m being between the junction and the start of the access to comply with the LHAs guidance. Therefore, to ensure that the LHA can support the creation of the vehicular access the LHA will require the access to be relocated a minimum distance of 10m from the junction.

The LHA also require on a revised site plan, visibility splays of 2.4m x 25m to be provided in both directions given the 20mph speed limit of East View.

It is also worth noting that the LHA would normally require an Operation Statement to be submitted to support the application detailing the use of the site. However, given that the activities at the site, as described on the Application Form in the Pre-application section, not requiring planning consent, with the activities which include Village Fetes, Open Markets, Car Boot Sales, Outdoor Café and Craft Fairs being allowed under Permitted Development, the LHA will not request a Statement.

Yours faithfully

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

