

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0410
Our ref: D3.2023.0410
Date: 9th August 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0410**

Address: **Cunliffe House Farm Longsight Road Langho BB6 8AD**

Proposal: **New single storey detached building to be used as a fire/stove showroom along with parking spaces.**

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 a proposed new single storey detached building to be used as a fire/stove showroom at Cunliffe House Farm, Longsight Road, Langho.

The LHA previously responded to the application on 11th July 2023 requesting further information in the guise of an Operation Statement and further details regarding the access arrangements into the site. Since then, the Agent has submitted an Operation Statement in the guise of an email sent to the LHA on 4th August 2023 and a revised plan, which is shown on Entwistle Design drawing number 2 of 2 Site Plan Amended 03/08/23. This information will be reviewed below.



It is worth noting that the LHA are aware of the extensive planning history associated with Cunliffe House Farm but no planning history is associated with this site, except it was recently used for two chicken sheds which have been relocated to an adjacent field.

Site Access

The LHA are aware that the site will continue to utilise an existing unadopted access track located off The Rydings, which is an unclassified road subject to a 30mph speed limit.

The existing access track currently serves the farm and its operations along with Longsight Nursery, which is a garden centre.

The LHA have reviewed Entwistle Design drawing number 2 of 2 Site Plan Amended 03/08/23 and are aware that the proposal will utilise an existing access to serve the site. The access will be approximately 5.1m wide. However, the LHA require an access serving a commercial unit to be a minimum of 6m wide. Therefore, the LHA require an amended plan showing that the access width complies with the LHAs guidance.

Widening the access will also mean that the existing tree to the left of the access will need to be felled as part of the proposal. Currently, should the access remain as existing, then the tree may conflict with the access's visibility splays, following the intensification of use. Therefore, by widening the access, it will ensure that the access complies with the LHAs guidance but also there will be no conflict with the site's visibility splays.

Internal Layout

The LHA have reviewed Entwistle Design drawing number 2 of 2 Site Plan Amended 03/08/23 and the Operation Statement and are aware that the parking arrangements comply with the LHAs guidance as defined in the Joint Lancashire Structure Plan.

However, the LHA are aware that the plan has not shown where the site will be serviced from internally but has stated in the Operation Statement that deliveries will be made by transit type vehicles once a week. Due to the infrequency of deliveries, transit type vehicles servicing the site and the LHA likely to condition that customers visit the site on an appointment only basis at a later date, the LHA are satisfied that deliveries can be managed internally without the need for a formalised area.

To ensure that deliveries can occur safely, the LHA will later condition that a servicing plan is submitted prior to occupation.

Conditions

The LHA require the existing access to be widened to a minimum of 6m wide and the existing tree to the left of the access to be felled as part of the proposal. Should these improvements be shown on an amended plan, the LHA will have no objection to the proposal.

Yours faithfully

Ryan Derbyshire



Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council

