

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0410
Our ref: D3.2023.0410
Date: 23rd 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

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 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 9th August 2023, requesting that the access is widened to 6m. Since then, a revised plan has been submitted hence Entwistle Design drawing number 2 of 2 Site Plan Amended 18/08/23. This information will be reviewed below.



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 18/08/23 and are aware that the proposal will utilise an existing access to serve the site. The access will be approximately 6m wide which complies with the LHAs guidance.

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 conditioning that customers visit the site on an appointment only basis, 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

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Entwistle Design drawing number 2 of 2 Site Plan Amended 18/08/23 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 operate by appointments only and shall be restricted to one appointment on site at any one time.

REASON: To ensure that any future changes to customer numbers and the operation of the business can be fully considered by the Local Planning Authority, in consultation with the Highway Authority, and in the interest of highway safety.

3. Prior to occupation, a Service Management Plan (SMP) regarding the commercial units shall be submitted and approved in writing by the Local Planning Authority, in consultation with the Local Highway Authority. The Service Management Plan (SMP) shall describe the means of servicing and times of deliveries and means provision for servicing/ delivery vehicles. The SMP should identify exactly how and what types of vehicles are anticipated

for the commercial uses and their delivery times should also be detailed to demonstrate that the proposed system would work. Any measures described in the SMP shall be implemented for the duration of the sites use.

REASON: To enable all delivery traffic to enter and leave the development site in a safe manner without causing a hazard to other road users.

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Entwistle Design drawing number 2 of 2 Site Plan Amended 18/08/23. 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

