

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2024/0128
Our ref: D3.2024.0128
Date: 24th April 2024

FAO Lucy Walker

App no: **3/2024/0128**

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

Proposal: **Prior notification for change of use of agricultural building to a use within Class B8 (Storage and Distribution) under class R for the storage of ATV vehicles in connection with a wider dealership.**

Further to our previous comments dated the 27th March we have viewed the amended plans and further information and have the following comments to make:

Site Access/ Internal Layout

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 other commercial units including a garden centre.

The applicant confirms that sales of ATV's will not occur from the site therefore only staff vehicles and deliveries will occur. Deliveries will occur with a range of vehicle sizes.

A turning area is provided for a HGV and parking for 2 staff vehicles. All vehicles can enter, turn and exit in forward gear which is considered necessary.

Conclusion

Lancashire County Council acting as the 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.

Should the application be approved the following condition is requested.

1. The development hereby permitted shall be for the storage of vehicles only and no sales to the public shall occur from the site. Reason: To ensure adequate car parking at the site.



2. The car parking and turning area shown on the submitted plan shall be available for those purposes whilst the business is operational. Reason: To provide adequate parking turning facilities.

Yours faithfully

Kelly Holt
Highway Development Control
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

