

Ribble Valley Borough Council
Housing & Development Control

Phone:
Email:

Your ref: 3/2023/0158
Our ref: D3.2023.0158
Date: 20th March 2023

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/0158**

Address: **Ribble Valley View Old Langho Road Langho BB6 8AW**

Proposal: **Proposed siting of an additional holiday lodge.**

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 an application for the proposed siting of an additional holiday lodge at Ribble Valley View, Old Langho Road, Langho.

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

3/2023/0034- Variation of Condition 3 (holiday use) of planning permission 3/2021/0335. To remove reference to a 3 month period of occupation. Ongoing.

Lancashire County Council


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

3/2022/0521- Discharge of Conditions 7 (Construction Management Plan), Condition 9 (PROW protection measures) and Condition 13 (Surface Water Sustainable Drainage Scheme) of application 3/2021/0335. Permitted 09/08/2022.

3/2021/0335- Extension of existing holiday lodge park to provide for the siting of 19 additional holiday lodges. Resubmission of 3/2019/0851. Permitted 22/02/2022.

3/2019/0851- Extension of existing holiday lodge park to provide for the siting of 29 additional holiday lodges. Refused 30/06/2020.

3/2019/0109- Application for the discharge of condition 2 (materials) and 3 (lighting) from planning permission 3/2018/0506. Permitted 13/02/2019.

3/2018/0506- Change of use of agricultural land to allow extension to lodge park and the erection of an additional 12 lodges (Amendment to application 3/2015/0880 approved 16 December 2016). Permitted 30/11/2018.

3/2015/0880- Change of use of agricultural land to allow extension to lodge park and the erection of an additional 12 lodges and informal recreational area and footpath. Permitted 16/12/2016.

Site Access

The site is accessed off Old Langho Road which is a C classified road subject to a 40mph speed limit.

The sites access, which currently serves the existing holiday lodge park and Public Footpath 3-6-FP5 which runs through the site, will remain unaltered following the proposal. Therefore, with the access already being existing and one more holiday lodge using the access not being detrimental to highway safety, the LHA have no further comments to make regarding the access.

Highway Safety

There have been no Personal Injury Collisions recorded within 400m of the site and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed AV drawing number SIMPS/08 - Dwg01 titled " Location Plan and Site Plan" and are aware that 2 car parking spaces will be provided for the static caravan. This complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan and so have no further comments to make.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The

construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. Before each and every unit is delivered to or taken away from the site an abnormal delivery company should be employed to help with the safe passage of the load and to make other road users aware of the delivery.

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

3. No delivery of caravan units shall take place until a detailed timetable showing the dates and times of the delivery, and an assessment of the routes the deliveries will take, is submitted to the Local Planning Authority, in consultation with the Local Highway Authority.

REASON: In the interest of highway safety.

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with AV drawing number SIMPS/08 - Dwg01. 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


Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council