

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0281
Our ref D3.2022.0281
Date 19th April 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0281**

Address: **The Follies Bungalow Vicarage Lane Wilpshire BB1 9HY**

Proposal: **Variation of S106 Agreement of planning application 3/1995/0325 and first variation 3/2000/0627. Proposed removal of the remaining occupancy restriction within the S106 to allow the property to be sold as an independent dwelling.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection

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.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the variation of a S106 Agreement of planning application 3/1995/0325 and first variation 3/2000/0627 to allow the property to be sold as an independent dwelling at The Follies Bungalow, Vicarage Lane, Wilpshire.

The LHA are aware that the dwelling will continue to be accessed off Vicarage Lane which is a private, unadopted road subject to a 20mph speed limit.

With the access and the internal layout remaining as existing and tenants already occupying the dwelling, the LHA have no objection to the proposal.

Phil Durnell

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Yours faithfully

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Lancashire County Council