

Ribble Valley Borough Council
Church Walk,
Clitheroe,
BB7 2RA

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Your ref:
Our ref: LHS/CS/3/2016/0126
Date: 1th April 2016

For the attention of Stephen Kilmartin.

Proposal:	Conversion of barns to two dwellings with garages, creation of garden areas, replacement garage for farmhouse and installation of package treatment plant
Location:	Little Dudlands Farm Rimington Lane Rimington BB7 4EA
Grid Ref:	380857 - 446573

With regard to your letter dated the 11th March 2016.

The Highway Development Control Section does not have any objections in principle to the proposed development, providing the shown passing places are provided before any development works begins.

The private access road is a private road and is not subject to any future adoption agreement. The applicant should check with their solicitor that they have rights over this road to access the site.

From our mapping system "Mapzone", the proposed development will have direct access along definitive footpath 3-18-FP13 and may affect Definitive footpath 3-18-FP 19. I have forwarded details of this planning application to Lancashire County Councils Public Rights of Way Section and asked them to contact you directly regarding any comments they may like to make.

It is understood from various correspondence that the applicant has access rights over the private access road but they do not own the private road or the land adjacent to the private road as such the applicant may not be able to provide the shown passing places. Where the passing places are not provided the Highway Development Control Section would raise an objection to the development in the interest of highway safety for vehicles and pedestrians using the definitive rights of way.

Based on the car parking recommendations in the Joint Lancashire Structure Plan and the Ribble Valley Parking Standards, the Highway Development Control Section is of the opinion that the applicant has provided adequate off road parking provision for this type and size of development.

The Highway Development Control Section recommends the following conditions as part of the formal planning decision: -

1. The car parking and manoeuvring scheme to be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter. Reason: To allow for the effective use of the parking areas.
2. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.
3. No part of the development hereby approved shall commence until the two passing places have been provided and to be maintained thereafter. Reason: In the interests of highway safety for pedestrians and to provide safe passing places and restricting the distance vehicles may need to reverse to allow on-coming vehicles to pass.

If you have any questions please do not hesitate to contact me.

Yours sincerely

Stewart Gailey
Highway Development Control Engineer