

Nicola Gunn

From: planning
Subject: FW: app3/2018/0750 Twitter Bridge Farm, Waddington

From: Bloomer, David [mailto:David.Bloomer@lancashire.gov.uk]
Sent: 21 January 2019 10:26
To: Harriet McCartney
Subject: RE: app3/2018/0750 Twitter Bridge Farm, Waddington

Morning Harriet,

Further to this one I have received a letter from the agent – Jeff Marshall and Associates as has John Macholc and 4 councillors stating that

**" Furthermore , an additional link from the trusts land to adjacent land can be discussed to illiminate (sic)
the need for his stock from using the highway"**

Ideally this would be the best solution however I note that it is only an offer of – discussion- and not a firm commitment to provide this link.

Dave Bloomer
Development Support
Lancashire County Council

From: Harriet McCartney [mailto:Harriet.McCartney@ribblevalley.gov.uk]
Sent: 14 January 2019 14:13
To: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Subject: RE: app3/2018/0750 Twitter Bridge Farm, Waddington

Hi David,

No we still need a comment from you, this was posed at committee to the councillors.

Is it a justifiable highways concern to have these sheep on the road.

Thanks

Harriet McCartney
Assistant Planning Officer
Ribble Valley Borough Council
Council Offices, Church Walk, CLITHEROE, Lancashire, BB7 2RA
Tel: 01200 414500 **Fax:** 01200 414487
Email: Harriet.McCartney@ribblevalley.gov.uk
Web: www.ribblevalley.gov.uk

From: Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]
Sent: 14 January 2019 13:57
To: Harriet McCartney
Subject: RE: app3/2018/0750 Twitter Bridge Farm, Waddington

Afternoon Harriet,

Does that mean you don't require anything further from me? I presume that the outcome of the discussion between the agent and the tenant and the possible provision of a new field gate will be reported to your members in due course

Dave Bloomer
Development Support
Lancashire County Council

From: Harriet McCartney [<mailto:Harriet.McCartney@ribblevalley.gov.uk>]
Sent: 14 January 2019 13:45
To: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Subject: FW: app3/2018/0750 Twitter Bridge Farm, Waddington

Hi David,

I've just had a chat with the agent who has said that an additional link from the trusts land to the adjacent land the tenant rents will gladly be discussed.

Thanks

Harriet McCartney
Assistant Planning Officer
Ribble Valley Borough Council
Council Offices, Church Walk, CLITHEROE, Lancashire, BB7 2RA
Tel: 01200 414500 **Fax:** 01200 414487
Email: Harriet.McCartney@ribblevalley.gov.uk
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From: Harriet McCartney
Sent: 14 January 2019 09:34
To: 'Bloomer, David'
Subject: RE: app3/2018/0750 Twitter Bridge Farm, Waddington

Good Morning David,

I have had many conversations regarding the movement of stock with the tenant farmer. He currently moves sheep from their farmstead to the north of Waddington (I believe the farm is Carter Fold Farm), across the road and through a field gate immediately adjacent, through the fields to the barn at Twitter bridge, which has a bridge over the stream to the immediate north of the barn, through the yard area surrounding the barn and across the bridge over the stream to the north west.

While there is a field gate to the east of the barn (at the furthest field boundary of the first field). The next field gate is located around the corner nearer the bridge. The problem lies that this section of land is divided by a fast flowing stream so if this access was to be used it is likely that a bridge must be put in the field to allow access to the remainder of the land.

While the barn is included within the farm tenancy (Agricultural Holdings Act, on the second succession) There is a caveat that should planning consent be granted the barn is immediately removed from the tenancy.

I hope that better explains the position.

Thanks

Harriet McCartney
Assistant Planning Officer

Ribble Valley Borough Council
Council Offices, Church Walk, CLITHEROE, Lancashire, BB7 2RA
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From: Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]
Sent: 11 January 2019 14:12
To: Harriet McCartney
Subject: RE: app3/2018/0750 Twitter Bridge Farm, Waddington

Afternoon Harriet,

Do you have copies of the correspondence regarding this matter , I have looked on the web-site and the parish council have referred to the tenant farmer issues. What I need to understand is whether or not the barn is an essential route for the livestock movements or are alternative routes available through land under the control of the tenant.(this may involve creating new field gates) .

Essentially the use of the barn by the tenant is a private matter and this should be dealt with separately. I would assume access to the barn or otherwise would be included within any tenancy agreement.

In respect of the herding of livestock along the public highway , whilst there are obvious safety concerns , as with any movement on the highway, there is nothing to say that this practice is not a legitimate use of the highway and one which is to be expected within a rural setting. Rule 58 of the Highway Code acknowledges this use

Rule 58

Animals being herded. These should be kept under control at all times. You should, if possible, send another person along the road in front to warn other road users, especially at a bend or the brow of a hill. It is safer not to move animals after dark, but if you do, then wear reflective clothing and ensure that lights are carried (white at the front and red at the rear of the herd).

Dave Bloomer
Development Support
Lancashire County Council

From: Harriet McCartney [<mailto:Harriet.McCartney@ribblevalley.gov.uk>]
Sent: 11 January 2019 10:19
To: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Subject: RE: app3/2018/0750 Twitter Bridge Farm, Waddington

Good Morning David,

The application for the conversion of twitter barn went to committee last night and was deferred upon request of the members to seek further guidance from yourself.

The concerns members have raised is the impact on highway safety that may be as a result of the proposed conversion. Once the barn has been converted the tenant farmer will no longer be able to move their stock through the fields using the barn as the link and will instead have to walk the flock along the road, twitter lane, quite regularly.

Does this have any impact on your decision?

Kind Regards

Harriet McCartney

Assistant Planning Officer

Ribble Valley Borough Council

Council Offices, Church Walk, CLITHEROE, Lancashire, BB7 2RA

Tel: 01200 414500 **Fax:** 01200 414487

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From: Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]

Sent: 11 September 2018 08:48

To: Harriet McCartney

Cc: LHS Customer Service; planning

Subject: app3/2018/0750 Twitter Bridge Farm, Waddington

Morning Harriet,

The proposal is to convert a barn to a residential property. The visibility splays associated with the existing access are substandard for the speed limit of the road , however taking into account the horizontal deflection of the carriageway and the removal of slow moving agricultural vehicles from this access , On balance the visibility splays would be acceptable and I would therefore raise no objection to the proposal on highway grounds.

Dave Bloomer

Development Control

Lancashire County Council

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