

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: highways@lancashire.gov.uk
Your ref: 2019/0278
Our ref:
Date: 01/05/2019

Dear Sirs

Re: Planning Application 19/0278

Address: Land adj Lower Cock Hill Barn Hothersall Lane Ribchester PR3
2XB

Description: Change of use of land for horses, construction of new vehicular
access, stables and hard standing.

With respect to this application we would not wish to raise any objections to the
development.

1. Before the access is used for vehicular purposes, that part of the access
extending from the highway boundary to the gates shall be appropriately
paved in tarmacadam, concrete, block pavements, or other approved materials.
Reasons: To prevent loose surface material from being carried on to the public
highway thus causing a potential source of danger to other road users.
2. No part of the development hereby approved shall be occupied until the
approved scheme referred to in Condition1 has been constructed and
completed in accordance with the scheme details. Reason: In order that the
traffic generated by the development does not exasperate unsatisfactory
highway conditions in advance of the highway scheme/works.
3. Notwithstanding the provision of the Town and Country Planning (Use
Classes) order 1987 paragraph 3(1) or any provision equivalent to this in any
statutory instrument revoking and re-enacting this Order. The use of the
stable, tack room be restricted to domestic use only by persons attached to
the household, as applied for unless the prior consent of the local Planning
Authority is obtained and commercial livery Equestrian events or other such
use if prohibited. **Reasons:** So that the Local Planning Authority can retain
control over the impact of the development on residential amenity and/or
highway safety.

Sue Harper,
Interim Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01772 531202.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council