

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: highways@lancashire.gov.uk

Your ref: 2019/0350
Our ref:
Date: 13/05/2019

Dear Sirs

Re: Planning Application 19/0350

Address: Higher Boyce Farm Stoneygate Lane Ribchester PR3 3YN

Description: Demolition of single story outbuildings located to the west of Unit 2 and to the north of Unit 1 and construction of replacement garage and new single story office building to be associated with Unit 1; changes to external openings on Units 1 and 2; new single story extension to Unit 1; new stabling for horses and manège for private use located to the south west of the residential units associated with Unit 2.

With respect to this application we would not wish to raise any objections to the principle of the development. However, there are a number of concerns which would need to be addressed, primarily due to the intensification of the usage of the site.

These centre on the access from Stoneygate Lane and the operational function of the stabling and manège. It is not expected that the stabling will be run as a commercial enterprise.

Previous Highway comments referring to the same site (3/2016/0177) made reference to the widening of the cattle grid and the provision of a suitable passing place. These earlier comments do not appear to have been addressed in this application.

The application also seems to include the building of a stable block to accommodate a possible 8 horses. It is expected that this will be conditioned to the use of the household.

In order to fully support the application we would look for further plans showing how our concerns regarding the access can be addressed, and we would wish for the following conditions to be added to the application.

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

1. 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 and ménage be restricted to domestic use only as applied for unless the prior consent of the local Planning Authority is obtained and commercial livery, Equestrian events or other such use is prohibited.
Reasons: So that the Local Planning Authority can retain control over the impact of the development on residential amenity and/or highway safety in accordance with policy.

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