

Development Control  
Ribble Valley Borough Council

Phone: 0300 123 6780  
Email: [highways@lancashire.gov.uk](mailto:highways@lancashire.gov.uk)  
Your ref: 2019/0356  
Our ref:  
Date: 18/07/2019

Dear Sirs

**Re:** Planning Application 19/0356

**Address:** Startifants Farm Goose Lane Chipping PR3 2QB

**Description:** Demolition of existing farm house and erection of replacement dwelling. Change of use of barn to one live/work unit including conversion of an existing building to garage. Demolition of existing farm buildings. (Resubmission of Application 3/2018/1081).

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

Previous responses to earlier applications made references to the separation of residential and farm traffic, this has been addressed with this application.

Should you wish to approve the application we would look for the following conditions to be included.

1. Before the development hereby permitted becomes operative, all of the curtilage between the farm access track and the access to the north of the plot shall be kept free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures along the frontage that shall not be in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway shall be maintained thereafter. **Reasons:** To ensure adequate visibility at the street junction or site access in the interest of highway safety.
2. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.  
Reason: In order to satisfy the local Planning and Highway Authorities that the details of the works adjacent to the highway are acceptable before work commences on site.

**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

**Notes**

The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 533433