

Development Control
Ribbles Valley Borough Council

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

Your ref: 2019/0525
Our ref:
Date: 16/07/2019

Dear Sirs

Re: Planning Application 19/0525

Address: Higher Boyce Farm Stoneygate Lane Ribchester PR3 3YN

Description: Demolition of outbuildings, replacement garage, external opening amendments, private stables and manège (resubmission of 3/2019/0350).

Whilst we would not object to the principle of this application there are a number of point that will require some further attention. It is noted that this is the 3rd submission of the application with 3/2019/0350 and 3/2016/0177 being previously submitted. The extract below is taken from the highways response to 3/2016/0177, it would appear that this has not been considered by the applicant.

the proposal will increase the number of trips to and from the site,. Currently there is a single track lane extending from Stoney Gate Lane to the site which also serves as a public right of way. Due to the anticipated increase in vehicle movements I would want to see the access between Stoney Gate lane between the access and The cattle grid widened to 6.0m to allow opposing vehicles to pass and the creation of a passing place suitable to accommodate a tractor and trailer on the south westerly side of the track in the vicinity of the "summerhouse" in the garden of Catherine House.

Should you wish to support the application we would look for the following conditions to be added

Phil Durnell
Director of Highways and Transport
Lancashire County Council
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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 manège 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 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 in accordance with policy (to be inserted)
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 Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.
3. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 2 has been constructed and completed in accordance with the scheme details. Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 1236780.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council