

Ribble Valley Borough Council
Housing & Development Control

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Your ref NC2/3/2019/0537
Our ref 3/2019/0537
Date 22nd July 2019

Dear Adam

Application no: **3/2019/0537**

Address: **Mulberry Grange Cross Hill Lane Rimington BB7 4EE**

Proposal: **Resubmission of previously part approved application 3/2018/0903 to form paddock with stables including extended agricultural access and screen hedging/tree planting (following demolition of modern concrete/fibre sheeted barn), plus amendments to previously approved details relating to conversion of former agricultural buildings to ancillary residential accommodation.**

I have viewed the plans and submitted documentation and I have the following comments to make:

Summary

No objection no conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Public Rights of Way

There is a public rights of way within close proximity of the application site, namely public footpath 3-36-FP 17 which is to remain clear and free from obstructions at all times in perpetuity of the proposed development.

Conclusion

In accordance with the submitted plans and documentation;

I would raise no objection to the proposal on highway grounds.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Should your council be minded to approve this application then I would request that the following note be attached to any permission that may be granted.

Note

1. The grant of planning permission does not entitle a developer to obstruct a public right of way and any proposed stopping-up or diversion of a public right of way should be the subject of an Order under the appropriate Act.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01282 470840.

Yours faithfully

Robert Gregg
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