

Development Control  
Ribbles Valley Borough Council

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 2020/0105  
Our ref:  
Date: 30<sup>th</sup> June 2020

Dear Sirs

**Re: Planning Application 20/0105**

**Address: Barn at Angram Green West Lane Worston BB7 1QB**

**Description: Conversion of agricultural barn/shippon/equipment store into one three-bedroom dwelling and garage for two cars.**

With respect to this application whilst we would not object to the principle of the application, however there is a concern regarding the possible access to the public highway. This access is not shown on any of the supporting documentation for the application.

It is apparent that there is an increased intensification at the farm as a whole and at the site access that is causing some deterioration it and the adjacent adopted highway.

In order to fully support this application we would request that the access is paved in a bound material from the rear edge of the carriageway to prevent debris being carried onto the public highway.

It is expected that this work will need to be carried out as part of a Section 278 agreement.

Should you wish to support the application we would wish that these conditions and notes are added to the decision notice.

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**Phil Durnell**

Director of Highways and Transport  
Lancashire County Council  
PO Box 100 · County Hall · Preston · PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

1. No part of the development shall be occupied until all the highway works at the junction with the adopted highway have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980. **Reasons:** 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 and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

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

#### Notes

1. The applicant is advised that the new site access, will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Community Services before works begin on site. Further information and advice can be found at [www.lancashire.gov.uk](http://www.lancashire.gov.uk) and search for "278 agreement".
2. 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
3. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works.