

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2021/0411
Our ref D3.2021.0411
Date 16th June 2021

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/0411**

Address: **Black House Farm Hole House Lane Slaidburn BB7 4TS**

Proposal: **Conversion and extension of existing outbuildings to create additional residential floorspace. Resubmission of 3/2020/0328.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection subject to conditions in principle

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 subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

The Local Highway Authority (LHA) have been consulted on an application for the conversion and extension of the existing outbuildings to create additional residential floorspace at Black House Farm, Hole House Lane, Slaidburn.

The LHA are aware of the recent planning history at the site with application reference 3/2020/0328, previously being refused on 20th July 2020 by the Local Planning Authority (LPA) for a similar scheme at the site.

The LHA also makes the reader aware that the LHA have been consulted on application reference 3/2021/0412 which is for the same proposal at the site. Therefore, the LHA will respond to both applications in this response.

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

The LHA have reviewed the proposals supporting and have no objection in principle to the proposal. This is subject to Public Right of Way (PROW) comments who have been consulted and will reply in due course.

The PROW team have been consulted due to the proposal, should it be approved, conflicting with Public Footpath 3-17-FP14 which runs through the centre of the main building and the outbuildings. Therefore, the LHA, should the proposal be approved before the PROW comments are forthcoming, will place a suitable condition and inform the Applicant before any works commence, the PROW team will need to be contacted.

Conditions

1. The granting of planning permission does not authorise any stopping up; closure; obstruction or diversion of a Public Right of Way, without the appropriate order

REASON: To protect existing Public Right of Way users and to maintain the operation and safety of the local Public Right of Way and to minimise the impact of the construction works on the Public Right of Way.

2. Prior to construction, measures should be taken to ensure that users of the Public Right of Way are not exposed to any elements of danger associated with construction works.

REASON: to ensure the Public Right of Way is safe and available during the period of construction in the interests of protecting and enhancing Public Rights of Way and access in accordance with Paragraph 98 of the National Planning Policy Framework 2019

Informative

The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council