

Development Control
Ribbles Valley Borough Council

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Your ref: 21.0431
Our ref: D3.21.0431
Date: 14th May 2021

App no: 21.0431

Address: Pendle View Fisheries A59 Barrow BB7 9DH

**Proposal: Variation of conditions of planning application 3/2015/0426.
Condition 19 - Site Access and Highways, Condition 20 -
Occupancy.**

Application 2015/0426 - Change of use of fishery to leisure park with 19 lodges, 11 woodland lodges, 10 cabins, warden's lodge, conversion, extension and amenity building to form one bedroom holiday cottage, conversion of storage buildings to form one 2 bed holiday cottage, conversion and extension of existing manager's house and café to form restaurant, public house and manager's accommodation, 100 car parking space, ground work, re-contouring and creation of ecological wetland and ancillary landscaping

Condition 19 - No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

Condition 20 - No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 19 has been constructed and completed in accordance with the scheme details.

This application seeks to vary conditions 19 and 20 as follows:-

Condition 19

"A scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority, within 6 months of the opening of the sales office on site. The applicant shall advise the Council on the completion of any associated works relating to the sales office and upon its opening to enable this time period to be begin".

Phil Durnell

Director of Highways and Transport
Lancashire County Council · PO Box 100 · County Hall · Preston · PR1 0LD

There is no objection to the variation of this condition to allow the commencement of works on site associated with the construction and opening of the sales office, using the existing access. The submission of the CTMP to discharge condition 13 will seek to ensure that the construction vehicles can be safely accommodated on the highway network.

The applicant should be aware that no works can commence within the highway until the S278 agreement is signed and this can incur a lead in period of 3-6 months. The applicant should ensure enough time is allowed to submit and agree a scheme with the LPA/HA, sign the S278 agreement and subsequently construct the works prior to the first occupation of any lodge.

Condition 20

“No more than ten lodges shall be occupied before the approved scheme referred to in Condition 19 has been constructed and completed in full, and in accordance with the approved scheme details. The applicant shall advise the Council on the completion and occupation of the first ten lodges to ensure compliance.”

There is an objection to the variation of this condition. There should be no occupation of any lodges or cabins on site associated with the leisure customers without the implementation of the site access and off-site highway works which includes the works necessary to ensure the safety of pedestrians and highway users on the A59.

There is little comparison with the extant permission in this case as the fishermen would have been self contained within the site. This proposal accommodates customers on holiday who will want to migrate from the site to the nearby facilities located on the opposite side of the A59. Therefore, due to the high volume and speed of traffic on the A59, the works are necessary prior to the first occupation of any lodge to ensure highway safety.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
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