

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0593
Our ref D3.2021.0593
Date 1st July 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0593**

Address: **Greenbanks Farm Green Lane Grindleton Road Grindleton BB7 4QJ**

Proposal: **Proposed one agricultural building - in lieu of approval 3/2020/0364 which will not be built.**

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

Summary

No objection

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.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on an application for the proposed erection of one agricultural building at Greenbanks Farm, Green Lane, Grindleton Road, Grindleton.

The LHA are aware that the Applicant submitted a prior approval application to the Local Planning Authority (LPA) under application reference 3/2021/0274. The LPA on 6th April 2021, stated to the Applicant that planning permission for the agricultural building was required, hence this application.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA are also aware that the Applicant has previously received prior approval for the erection of two agricultural buildings under application reference 3/2020/0364. However, the location of the buildings are in a separate location to this proposal and the Applicant has instead stated that this application will be in lieu of application reference 3/2020/0364, due to operation costs.

Site Access

The LHA understands the proposal will utilise Green Lane, which is an unadopted, private road, which serves neighbouring dwellings and farms.

Green Lane, which is accessed off Grindleton Road which is an unclassified road subject to a 60mph speed limit, is also a Bridleway with the reference BW39.

While the LHA are aware that the main access to the site will remain unchanged, the Applicant is proposing to build an internal track accessed off the Bridleway, to serve the agricultural building.

The LHA have reviewed PGB drawing number 003 Rev C titled "Proposed Block Plan," and have no comments to make regarding the proposed internal track, which will be concreted.

However, the LHA makes the Applicant aware that the Public Right of Way team have been consulted surrounding Bridleway BW39 and will send a response to the LPA in due course.

Internal Layout

The LHA have reviewed PGB drawing number 003 Rev C titled "Proposed Block Plan," and are satisfied that there is suitable space for parking and turning facilities on site which will not obstruct Bridleway BW39. Therefore the LHA have no objection to the application.

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

